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ABSTRACT

In this 1964 report, it is noted that some towns and counties in the rural and urban areas of Georgia have been beset with problems associated with population growth and economic expansion, while others have been faced with combating trends of population loss and economic decline. In a unique approach to effective planning and development activities, practically all of Georgia's local governments pooled financial and technical resources to examine the region closely in terms of significant conditions, trends of the time, and outstanding problems and potentials. It was found , for example, that the most far-reaching population trend in the mountains area was its continuing loss of young people, who tended to leave home in search of better economic and social opportunities. Problems also existed in upgrading educational levels for future generations, and emphasis was placed on providing adult education and technical vocational training. The document is appended with tables of data which comprise the base of the study. (AN)

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THE GEORGIA MOUNTAINS: A VIEW OF ITS RESOURCES, PROBLEMS AND POTENTIALS

by

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In Cooperation With

The Georgia Mountains Association
and
The Georgia Mountains Area Planning and Development Commission

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FOREWORD

Within recent years a vast array of problems have descended upon both urban and rural areas in Georgia. Some towns and counties are beset with myriad problems associated with population growth and economic expansion; others are faced with combating trends of population loss and economic decline. While these problems are not unique to Georgia, the approach being taken to meet them is.

Basically, this approach is the cooperative pooling of financial and technical resources by local governments for the more effective undertaking of planning and development activities. The instrument of this undertaking is a regional or area planning and development commission, an organization composed of directors officially delegated by participating local governments and an administrative and technical staff employed by the directors to carry out its programs. Practically all of Georgia's 159 counties and their included municipalities are members of one of the fifteen or so area organizations blanketing the state.

One such organization is the Georgia Mountains Area Planning and Development Commission. Formed by twelve contiguous counties in the northeast corner of Georgia, this commission is presently engaged in the formulation of a long-range program to guide its future work. The fate of the commission--its success or failure, continued support or abandonment--depends, in great measure, upon how appropriately its program fits the needs of the area.

This report has been prepared to assist the commission in appraising these needs. It highlights significant conditions and trends, discusses outstanding problems and potentials, and presents a closer look at the twelve included counties as a unified region. Information presented is, in most

instances, the most current available on the region, and shortcomings of inadequacy in the data may, in themselves, suggest areas of needed research.

In addition to its expressed purpose, it is hoped that this report may prove of interest and challenge to all concerned with the development of individual communities, counties or portions of the mountains area; and may serve as both background data and guidelines for construction work.

J. W. Fanning
Director

May 1, 1964

ACKNOWLEDGMENTS

This report is the product of many individuals' efforts over a two and one-half year period. Its origin goes back to a Provisional Twelve-County Over-All Economic Development Program, drafted by a committee of the Georgia Mountains Association during the fall months of 1961. At that time a committee with representation from eight of the twelve included counties, assisted by Mr. Jack Talley, Area Development Representative, Georgia Power Company and the author visited local officials and members of local redevelopment corporations in the several counties to obtain the necessary data with which to prepare the Provisional OEDP. Although much effort was put into this project, it unfortunately was never finalized.

Those who gave freely of their time and ability on this forerunner of the present study are due the thanks of the author and the mountains area. Among these persons are H. M. Stewart, Cornelia; Leon Weshner, Clarkesville; Gene Addy, Toccoa; Roy Gaines, Toccoa; H. A. Allison, Cleveland; Frank Hemphill, Clarkesville; Mrs. Elaine England, Hiawassee; Mrs. E. N. Nicholson, Hiawassee; Cleo Finley, Alto; Branson Dalton, Baldwin; J. Fred Newman, Toccoa; Mrs. Charles Graves, Clarkesville; J. S. Speer, Dahlonega; George Demore, Gainesville; Clarence Barrett, Cleveland; Guy Mullinax, Clayton; Marvin Jowers, Clayton; Vernon Smith, Dahlonega.

Mr. Larry Pinson of the University of Georgia's Bureau of Business Research and the Institute of Community and Area Development worked independently on the draft OEDP for four months in late 1962 and early 1963. During this time, he edited the complete work and prepared a substantial amount of interpretive statistical data which served as the basis for much of the current report. These efforts and his more recent advice and counsel on the present work are gratefully acknowledged.

Finally thanks are due to Mrs. Ann Lewis for her preparation of the included maps, Mr. Wayne Brezina for his statistical compilation, and Dr. Ernest E. Melvin, Associate Director, Institute of Community and Area Development for his editorial review of this report.

Howard A. Schretter

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HIGHLIGHTS

Area

. . . The Georgia Mountains Area is comprised of twelve northeast Georgia Counties. About half of the area is mountainous, with more than 20 peaks rising to over 4,000 feet elevation.

. . . South of the mountains the land is rolling to hilly, with isolated mountains standing above the general level and broad level-bottomed valleys cut into it. The headwaters of several major rivers are in the region: the Savannah, Chattahoochee, Oconee, Etowah and Hiawassee.

. . . Average streamflow in the area exceeds 1,500,000 gallons per day per square mile and represents the highest yield in the state. A large volume of water with a steady flow, steep grades, upstream location and readily available dam sites have contributed to the development of 10 reservoirs, 8 with power generating facilities.

. . . Climatically, the region enjoys abundant rainfall (55" - 70" annually), cool summers (70° - 75°, July temperatures), and comparatively mild winters (40° - 45°, January temperatures).

. . . Soils, throughout the region, are, in general, inherently fertile, with a friable consistence, relatively high content of organic matter, and a medium acid reaction.

Population

. . . In 1960 the area's total population was 154,450 persons, an increase of 13,000 over 1950.

. . . Only seven of the area's twelve counties shared in the 1950-1960 growth. Assuming a continuation of existing conditions and trends, by 1975 the area may have a total population in excess of 196,500 persons, 42,000 more than in 1960.

. . . Population is unevenly distributed throughout the region with population densities in Hall and Stephens Counties exceeding 100 persons per square mile as against less than 30 per square mile in seven other counties. In 1960, nearly one of every three persons in the area lived in town.

. . . The rate with which young people are leaving the area for want of economic opportunity can be seen in the fact that more than 1/4 of those persons 10-19 years old in 1950 were no longer residents of the region in 1960.

Economy

. . . In 1960 the Georgia Mountains Area Labor Force consisted of 56,500 perdons; 2 of 3 of whom were male; and only 1 in 20 unemployed.

. . . Fully 75 per cent of this labor force lived in the 5 most populous counties: Hall, Stephens, Habersham, Franklin, and Forsyth.

. . . While the area's labor force increased by about 7,350 members between 1950 and 1960, over 90 per cent of this increase was in female workers. The actual number of men in the local work force decreased in eight counties, growing only in Hall, Habersham, Stephens and White.

. . . Comparing the region with the nation, there are 2,500 fewer men in the twelve-county labor pool than proportionally might be expected, a situation suggesting that within the area there may be a sizable number of potentially employable men who are not in the labor force.

. . . In 1960, only 14% of employed persons in the area were engaged in farming or forestry, as against 45% in manufacturing, mining and construction, and 41% in service jobs.

. . . Since 1940, the number of farms in the area has decreased by 6,950; the value of farm products sold has increased from $4,500,000 to $5,800,000. Income from poultry and poultry products account for more than 90% of total farm income in the area.

. . . Three manufacturing industries predominate throughout the region: textiles and apparel, lumber and wood products, and foods. 80 of every 100 persons engaged in manufacturing are in one of these industries.

. . . Although possibly one of the region's more significant basic natural resources, surprisingly little is actually known about the area's mineral resources. The only minerals now being produced are sands, gravels, crushed stone, silica and an almost negligible amount of asbestos and gold--despite the known existence of talc, corundum, marble, mica, manganese, iron, silver, copper, lead, platinum, nickeliferous magnetite, vermiculite, graphite, kyanite, olivine, and semi-precious stones.

. . . In the Georgia Mountains Area employment in goods-producing industries still exceeds that in the service industries, a condition contrary to that in the state as a whole and the entire nation.

. . . Hall County is the region's dominant service area, containing more than 1/3 of all retail and wholesale establishments and nearly 1/2 of all financial, real estate and business service activities. There is reason to suspect that a sizable portion of the area's service needs are being fulfilled from outside the region, rather than from within.

. . . Recreational and tourism opportunities in the Georgia Mountains Area have not kept pace with the expanding and changing leisure industry Events of recent years, however, suggest that both public and private interests have become conscious of and have begun to develop the tourism potentials of the area. Nearly $20 million of private, state and federal funds may be spent in the next few years on tourism-related projects in the Mountains Area.

. . . The existence of such groups as the Mountains Association, Upper Chattahoochee Development Association, Georgia Mountains Planning and Development Commission, Lanier Islands Authority and Georgia Mountains Commission is indicative of local and state interest in the area's development.

Income

. . . Only in Hall County did the median male income equal and actually exceed the 1960 state average of $2,715, and nearly 3 of every 5 families in the area had full family incomes of less than $4,000. The significance of female employment to family finances is evident in that, while about 3,800 men in the region earned over $4,000 in 1960, over 16,000 families enjoyed these higher incomes.

Education

. . . In 1960, only 74% of teenagers 16 and 17 years old attended school, suggesting that about 1 of every 4 were dropping out before completing high school. Similarly, only 2 out of 5 18-and 19-year olds were enrolled in local schools and colleges. Of persons over 25, only 25% had ahigh school education, while but 10% had any higher education.

Government

. . . The Mountains Area contains some 78 units of government: 12 counties, 35 municipalities, 14 school districts, and 17 special districts.

. . . Local planning is provided by three city planning commissions, three joint city-county commissions and one county planning commission.

. . . Examples of intergovernmental cooperation between counties and cities and counties found in the area include joint planning programs, cooperative support of hospitals and health facilities, regional libraries, and forestry districts.

. . . Total per capita county government revenue figures throughout the area compare favorably with those of all county governments in the state, while expenditures approximate the state-wide norm in 6 counties and exceed the norm in the 6.

. . . Although there is considerable diversity in comparative per cpaita municipal revenue and expenditures across the area, in general these figures are well below the state-wide norm.

. . . The re-evaluation and equalization of taxes has been, or is being, carried out in three counties and two cities in the region.

THE GEORGIA MOUNTAINS: A VIEW

OF ITS

RESOURCES, PROBLEMS, AND POTENTIALS

I

THE AREA

The Georgia Mountains Area is a unique section of the country with its own special qualities which, as reflected in its geographic circumstance and its people, give it a distinctive personality. It also forms part of the larger Appalachian region which is the principal interest of the President's Appalachian Region Commission. This study is concerned with the eastern portion of "Appalachian Georgia" and its resources and problems and selected developmental potentials. (Figure 1)

Extent

The Georgia Mountains Area is made up of twelve northeast Georgia counties. Roughly rectangular in shape, the area contains some 3,200 square miles. Its northern and eastern boundaries follow the North and South Carolina state lines. Georgia county lines form its western and southern limits. (Figure 2)

Landscape

About half of the area is mountainous, with the remainder being rolling and hilly. All or part of seven counties--Rabun, Towns, Union, Dawson, Lumpkin, White and Habersham--are in the Blue Ridge Mountains which form part of the larger Appalachian region. This is an area of rugged and steep mountains, small rough-surfaced plateaus and narrow, winding valleys. The average elevation throughout the Blue Ridge exceeds 2,000 feet above sea level, and over twenty peaks rise to over 4,000 feet. The highest point is Brasstown Bald, 4,784 feet; however, almost equally as high are Rabun Bald and Chestnut Mountain, both 4,600 feet. Over-all, the area has a decidedly rounded

AREA LOCATION

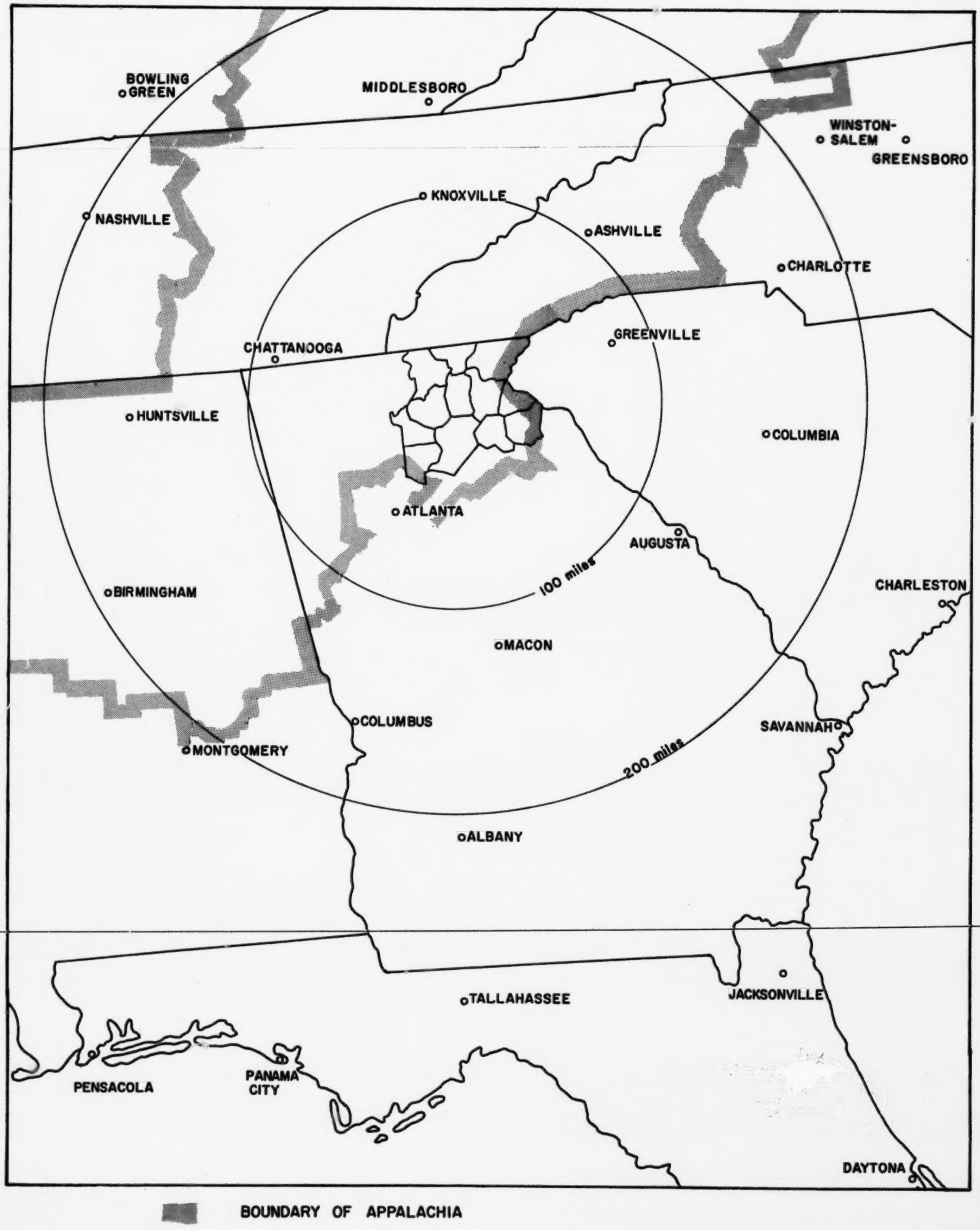


FIGURE 1

GEORGIA MOUNTAINS PLANNING AND DEVELOPMENT AREA

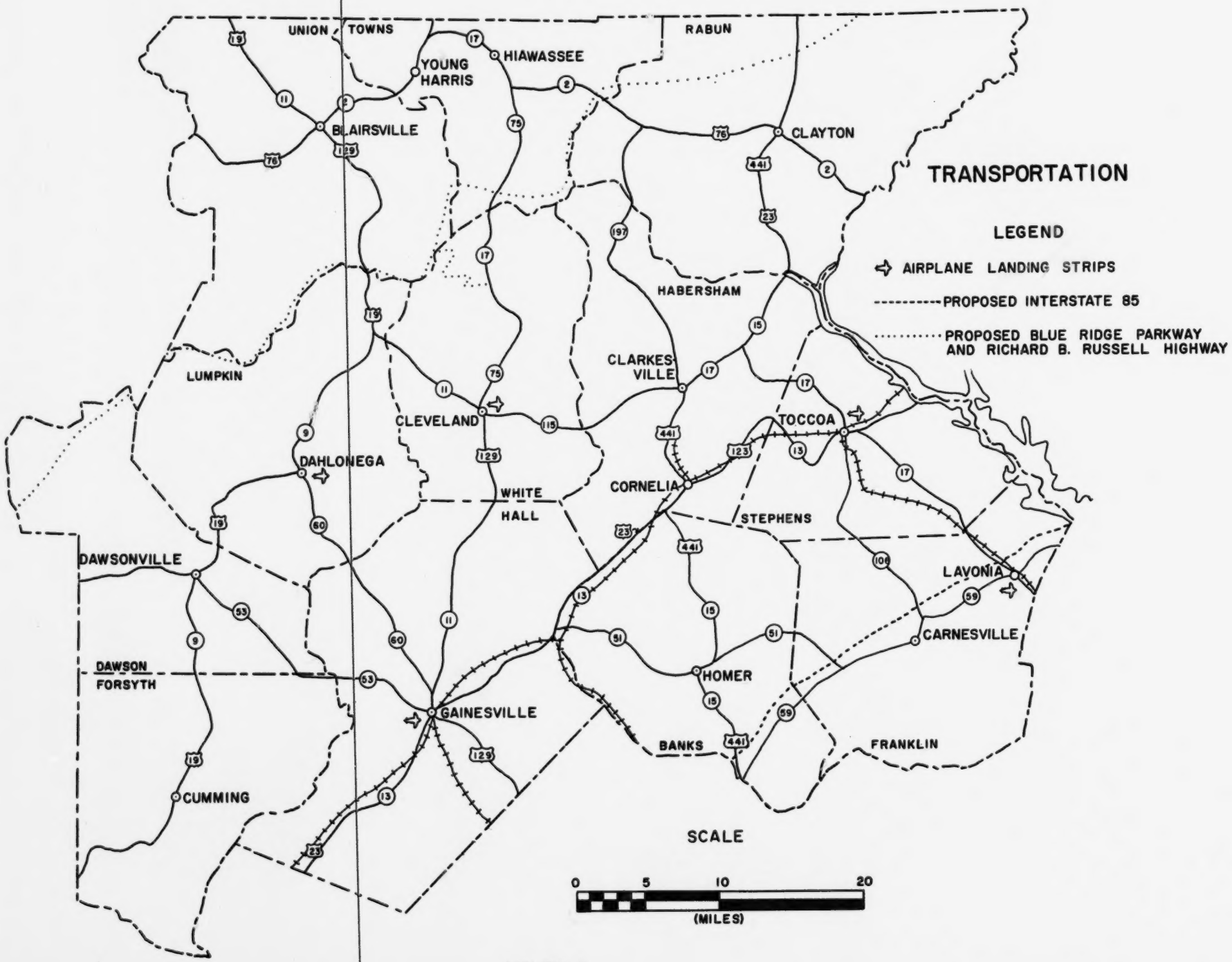


FIGURE 2

appearance. The majority of peaks, ridges and knobs have rounded crests, and the typical outline profile of valley bottoms is a gentle curve. Only an extremely small proportion of the total land surface is even fairly level.

To the south of the mountains is a belt of rolling to hilly country with isolated mountains standing above the general level and broad level-bottomed valleys cut below it. This, the only truly "piedmont" country in Georgia, ranges in elevation from 1,800 feet at the base of the Blue Ridge Mountains to about 1,400 feet further south where it merges into a more rolling upland surface. Among the more prominent mountains of the area are Yonah, Pink, and Walker, all rising more than 1,000 feet above the surrounding plateau and valley surface. Mt. Yonah, with an elevation of 3,173 feet, is the highest point of the Georgia Piedmont. (Reference: Appendix A-1)

In striking contrast to the mountains are the broad, level-bottomed and highly fertile valleys. The Nacoochee, Santee, Chestatee, Chattahoochee, and Soque Valleys are among this group. (Reference: Appendix A-2)

Drainage and Water Supply

Drainage throughout the Georgia Mountains Area is extraordinarily complete. There are an immense number of streams and springs and a generally large volume of running water. Although there are no major natural lakes, a number of man-made reservoirs and ponds have been created.

The headwaters of four major rivers are found in the area. The Tugaloo, Chattooga, Tallulah, and Broad Rivers, which come together as the Savannah, all head in the region, as does the Chattahoochee and its two headwater tributaries--the Soque and the Chestatee. Other rivers originating in the area include the Oconee, the Etowah, the Hiawassee and its major tributary the Nottely. The major streams of the region radiate in four distinctive directions; to the northwest (Hiawassee), southeast (Tugaloo), south (Oconee), and southwest

(Chattahoochee). Minor streams follow no such pattern, but rather consist of a multitude of branches like the limbs of a tree or the veins of a leaf.

Throughout the Blue Ridge portion of the region, streams have cut their channels deep into the mountain mass and frequently descend some 1,500 to 2,000 feet in only five or six miles. Further south on the Piedmont, channels vary from steep to moderate and are interrupted by occasional rapids and waterfalls.

Comparing streamflows in the Mountains region with those in the rest of the state reveals that average streamflow exceeds one and one-half million gallons per day per square mile and represents the highest yield in the state.

Equally important is the fact that the long-term average of minimum daily flows are also the greatest in the state, ranging between 200,000 to 500,000 gallons per day per square mile. An abundant low flow is extremely significant. While average streamflows are generally abundant and are rarely used to their full extent except for hydroelectric-power production, minimum flows for agricultural, urban and industrial uses may more frequently become deficient. (Reference: Appendix A-3)

A large volume of water with a steady flow, steep grades, an upstream location and readily available dam sites have contributed to the development of a number of both private and public reservoirs in the North Georgia Mountains Area. The Georgia Power Company's Tullalah-Tugelo system is composed of a chain of six dams and power generating stations on the Tullalah and Tugelo Rivers. The lakes backed up by these dams are Lake Burton, Seed, Rabun, Tallulah, Tugelo and Yonah. Lake Lanier, the largest lake entirely within the State of Georgia was created in 1957 by the completion of Buford Dam on the Chattahoochee River. It, together with more recently completed Lake Hartwell on the Savannah River have been developed and are managed by the U. S. Corps of Engineers. Both lakes provide flood control, electric power and a major recreational facility.

Two additional flood control lakes, Nottely and Chatuge, are part of the Tennessee Valley Authority System. (Figure 3)

Subsurface or ground water in the North Georgia Mountains Area occurs largely under water table (non-artesian) conditions. That is, the amount of ground water available depends on the volume distribution and intensity of rainfall, the character of the soil, type of underlying rocks and other variable factors. Dug wells generally range in depth from 30 to 90 feet and yield from one to ten gallons per minute. Drilled wells range from about 100 feet to more than 1,000 feet, typically about 200 feet in depth. Wells yield from less than one to as much as 400 gallons per minute, the average being about 20 gallons per minute.

Springs, while common throughout the area, usually produce only a small amount of water.

The quality of ground water varies according to the rock type in which it is found. For example, light-colored rocks such as granite and quartzite usually produce water of good quality that is low in dissolved solids. Conversely, dark-colored rocks such as gneiss and basalts yield more highly mineralized water, often containing objectionable quantities of iron, calcium and magnesium.

Throughout the region, both surface and ground water are used as sources of water supply. Rural areas, the majority of small towns and several industries obtain their water from wells, although streams supply larger communities and other facilities.

Rainfall and Temperature

Climatically, the region is characterized by heavy rainfall and comparatively mild temperatures for its altitude. All weather stations in the area report an annual average precipitation of greater than 50 inches, with

GEORGIA MOUNTAINS PLANNING AND DEVELOPMENT AREA

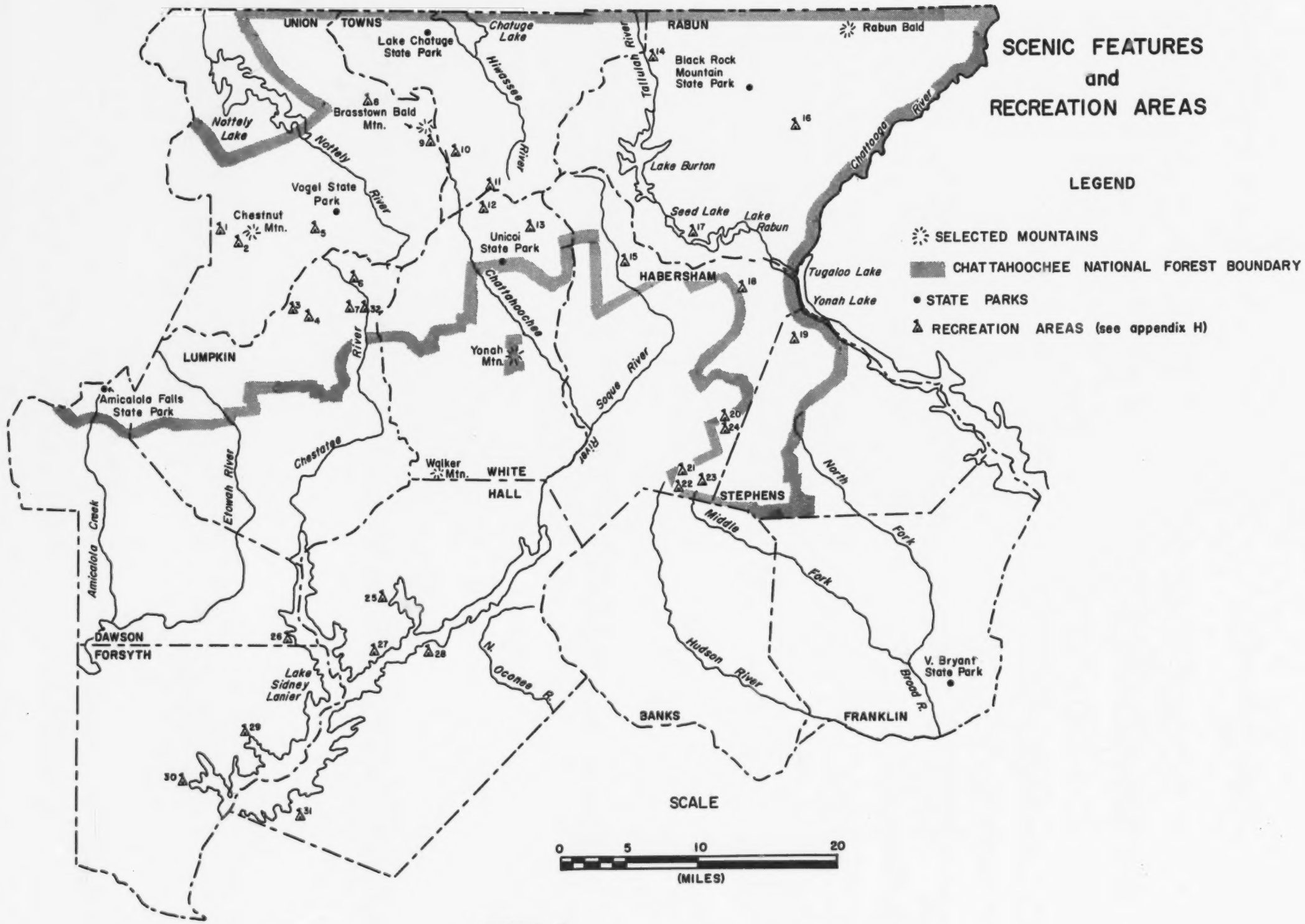


FIGURE 3

those in the Blue Ridge having as much as 70 inches. Peak amounts generally occur in winter and midsummer, separated by periods of lighter rains. Throughout the area, precipitation is almost all in the form of rain, snow occasionally falling in early winter on the high ground of the Blue Ridge but not usually before late January or February on the adjoining upper Piedmont. An average annual snowfall of as much as five inches is found only in the highest areas. In passing, it is worth noting that the Blue Ridge portion of North Georgia and adjacent Tennessee and North Carolina receives the greatest average annual precipitation in the entire Eastern United States.

Mild temperatures in winter and summer prevail in both the piedmont and mountains sections of the region. Winter averages range from 40 to 45 degrees, and summer temperatures average 70 to 80 degrees. Despite a seasonal range in temperature of less than 35 degrees, changes between winter and summer are often very pronounced. Extremely cold periods often occur in winter when cold dry air from the continental interior descends on the region, imposing for a short time a climate characteristic of more northern states. On the average, temperatures drop below freezing 45 to 60 days, although seldom does a period of continual freezing conditions extend beyond five days. The frost-free season is long, averaging between 190 to 215 days, depending upon altitude. The latter part of October is apt to be frosty on the low ground, and is more likely to be so at higher elevations. The danger of late frosts in the spring is over in early April for low areas and by late April elsewhere. (Reference: Appendix A-4)

Soils and Natural Vegetation

The soils of the area have developed upon extremely old igneous and metamorphic rocks, mainly granites, gneisses, schists and basalts. Grey to brown loams of the Porters and Ashe series are the predominant soils throughout

most of the forest-covered upland and mountains. Alluvial soils of the Toxoway, Transylvania, Altavista and Hiawassee series occupy flood plains and stream terraces and are among most productive soils in the region. In the rolling to hilly lower elevations, cultivated and wooded Fannin and Hayesville and Cecil soils are most prevalent.

In general, all of these soils are inherently fertile and may be characterized by a friable consistence, a relatively high content of organic matter and a medium acidity.

Forest cover, predominantly hardwoods, is the natural vegetation throughout the region. Birch, ash and maple are found in the mountains and highlands. On the higher mountains such hardwoods as poplar, basswood and buckeye thrive. White pine and hemlock, while not as numerous as other species, attain giant proportions along the headwaters of mountain streams. In the valleys, pines occur mixed with scattered oak, hickory, walnut and locust.

POPULATION

Number of Inhabitants

The twelve counties making up the North Georgia Mountains Area had a combined population in 1960 of 154,450 persons. This total represented an increase of some 13,000 persons over 1950--despite population losses in five of the twelve counties. A projection of the area's population into the next decade anticipates continued over-all growth. Assuming a continuation of existing conditions and trends, by 1975 the area may have a population in exces of 196,500 persons, 42,000 more than in 1960.

Although this picture of an increasing area population is encouraging, it is important to remember that not all counties have shared in past growth, nor under existing conditions are expected to take part in future gains. Five counties lost population between 1950 and 1960; unless trends are reversed, four of these may continue to decline through 1975.

Distribution of Population

Hall County contained one-third of the area's total population in 1960; Stephens and Habersham accounted for another one-quarter; the remaining nine counties together made up less than half. Relating population to land area reveals an average density exceeding 100 persons per square mile in Hall and Stephens Counties as against less than 30 per square mile in seven other counties. (Figure 4)

It is interesting to note that these three counties are situated within one of the nation's fourteen rapidly growing strip cities, or interurbias. Extending from Atlanta along major routes of travel through Greenville and Spartanburg, South Carolina, Ashville, Charlotte, Winston-Salem, Durham, and

GEORGIA MOUNTAINS PLANNING AND DEVELOPMENT AREA

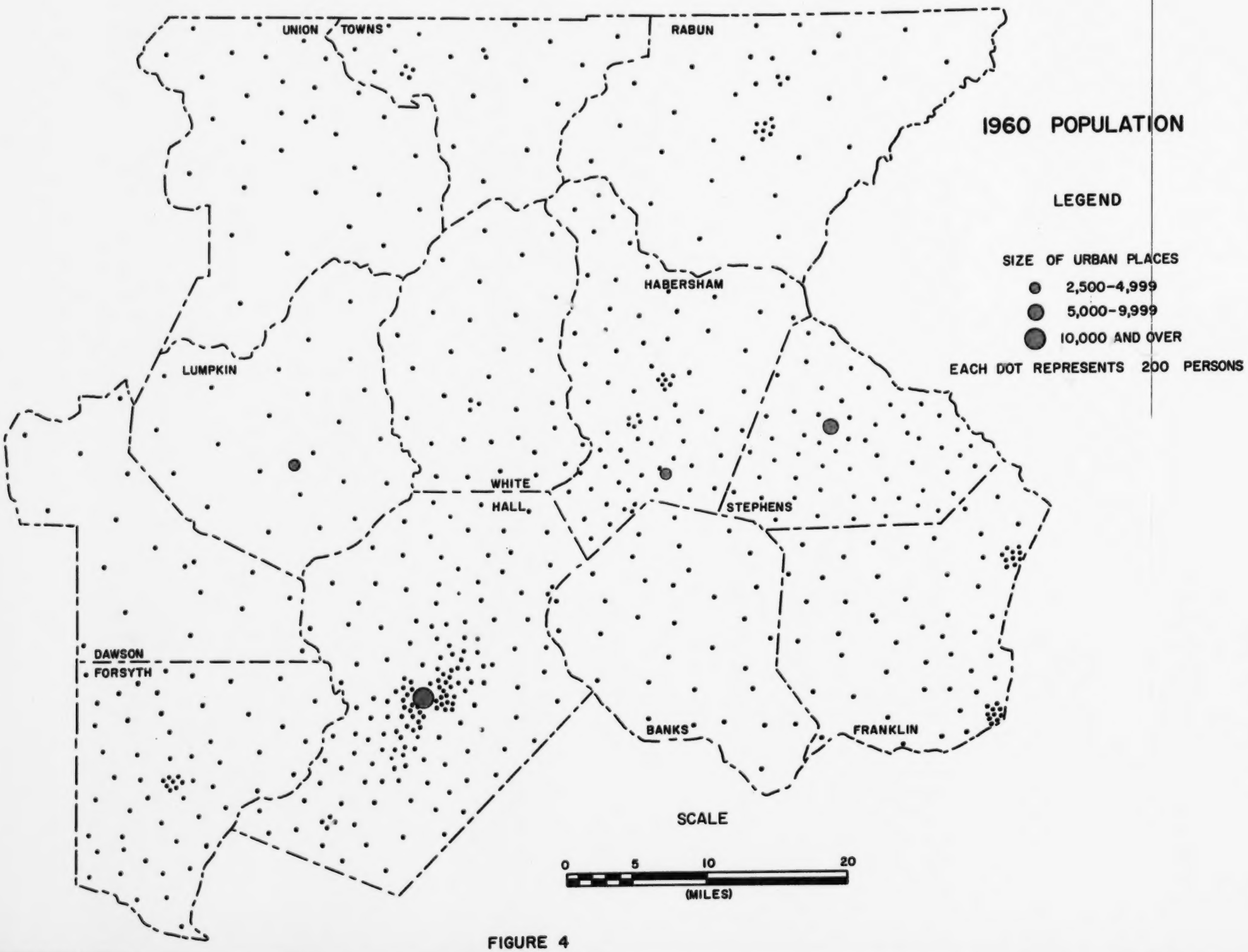


FIGURE 4

Raleigh, North Carolina. This interurbia boasted a 1960 population of over 4,500,000, 40 per cent of the three states' combined total. Growth in its included communities between 1950 and 1960 is well above respective state averages, and projections of future growth are glowing. An indication of prospects can be seen in the following analysis of all interurbias taken together. In 1960, these strips contained a little less than half of the nation's total population, slightly more than 50 per cent of its retail sales. By 1975, they are expected to have closer to 60 per cent of the population, 70 per cent of sales.

Within the twelve counties are 35 urban places, ranging in size from Gainesville with a 1960 population of 16,523 to Ducktown with but 49 persons. While two places, Gainesville and Toccoa (7,303) had more than 5,000 population, only eight others had as many as 1,000 persons. Although of small size, the majority of towns in the area are holding their own. Between 1950 and 1960, sixteen towns boasted population gains of greater than 20 per cent, while only eight suffered losses. In all, the total number of persons living in towns increased by 22 per cent, with the result that in 1960 nearly one out of every three persons in the mountains area lived in town. (Reference: Appendix B-1)

Outmigration

Probably the most far-reaching population trend in the mountains area is its continuing loss of young people. In 1950 about 77 per cent of the region's population was under 45 years of age; by 1960 this percentage had dropped to only 73 per cent despite a general increase in population of some 13,000 persons. Throughout the region, excluding Hall County, there were actually 2,400 fewer persons under 45 years old in 1960 than fully ten years earlier. Hall County stands in sharp contrast to the rest of the region, since

during the same period its under-age-45 group grew by 6,000, representing more than 60 per cent of that county's total population increase.

The obvious reason for most of this decline in the number of younger people is outmigration, leaving home in search of better economic and social opportunities. This conclusion is borne out by the following observations. In 1950, the twelve-county mountains area contained 27,000 persons ages 10 to 19; by 1960 this group, now 20 to 29 years old, had dropped to only 19,700, a loss of 27 per cent. By contrast, in Metropolitan Atlanta the comparable age group increased by 43 per cent during the decade. It is noteworthy that even Hall County had 5 per cent fewer persons in this age group in 1960 than in 1950. (Reference: Appendix B-2)

III

ECONOMY

The Labor Force

All persons 14 years old and over who are employed or are looking for work are defined as being in the labor force. This includes persons on the farm as well as those in the factory, persons working only part-time, and those who have never worked or who are presently out of work. The labor force, in effect, is the acknowledged reservoir of manpower available to carry on any economic activity. In 1960 the Georgia Mountains Area labor force consisted of 56,500 persons, or 36.5 per cent of the region's total population. Two out of every three of its members were male, nineteen out of every twenty employed.

This force was distributed among the mountain's counties in much the same proportions as was the region's total population. Hall County with one-third of the area's population contained one-third of its work force; Dawson County with but 2 per cent of the population had only 2 per cent of work force. In all, three-fourths of the region's total labor force lived in the five most populous counties: Hall, Stephens, Habersham, Franklin and Forsyth; the remaining one-fourth was distributed among the seven other counties making up the area.

During the ten year period, 1950-1960, the area's labor force grew by about 7,350 persons. This was an increase of 15 per cent over 1950, and represented a 3 per cent greater gain than for the state as a whole. However, over 90 per cent of this increase was in female workers. In every county, the number of women in the labor force grew; in all but four counties (Hall, Habersham, Stephens and White) the number of men in the force declined. As a result of these changes, in 1960 there were only 570 more men in the labor force than

ten years earlier, this despite an area population growth of some 13,000. However, the number of women working or seeking work had grown by 6,770 persons. (Reference: Appendix C-1)

Potential Labor

There is no doubt that recent changes in the size and male-female composition of the Mountains Area's labor force are closely related to outmigration of working-age persons. However, there is also reason to suspect that some of the shifts noted are the result of local employment patterns--job opportunities and deficiencies. For example, four of eight counties that suffered losses in their male labor force between 1950 and 1960 actually gained in the number of males of labor force age, while in the remaining four counties, the labor force loss was considerably greater than the loss of male population 14 years old and over. Similarly, the area's over-all female labor force increased more than dic the actual number of women of labor force age. (Reference: Appendix C-2)

A decline in male labor force participation without a decline in male population suggests that men of labor force age are dropping from the force, yet not necessarily moving from the area. Since the force includes only those unemployed who are actively seeking work, men who have stopped hunting for seemingly non-existent jobs are not included in the statistics. A recent release of the U. S. Department of Labor (March 10, 1964) indicated that "out of every 1,000 white men 25 to 64 years old, 82 are not working, including 33 listed as unemployed and 49 as not in the labor force."

Conversely, seemingly disproportionate increases in female labor suggest that (1) a greater number of jobs for women are available than in past years, and (2) more women are seeking employment, perhaps to supplement a low family income or to offset the unemployment of a male family member.

An estimate of the number of persons involved in these apparently unusual situations can be derived from a comparison of local labor participation with the average relationship existing in the nation. If it is assumed that local men or women should be in the local labor force in about the same proportion as are men or women in the nation, then the percentage difference in these ratios is suggestive of the actual extent of local imbalance.

In 1960, male participation in the mountains area labor force was nearly 5 per cent lower than that in the nation's labor force (72.6 and 77.4 per cent, respectively). Translated into actual manpower, this means that 2,500 fewer men were in the region's labor pool than might be expected.

The figure 2,500 is in itself unimportant. The important thing is that this magnitude of figure is symptomatic of more than just an incidental number of men in the area not reported in labor force statistics. It is worth noting that, in 1960, only 1,700 men in the entire mountains area were reported as unemployed--another 2,000 persons added to this figure would more than double the rate of male unemployment from around 4.5 per cent to more than 9 per cent.

Applying the same analysis to the female sector of the population, the region, as might be expected, fares considerably better. Less than 1 percentage point separates the ratio of local women in the labor force from the nation's average (33.6 and 34.5 per cent, respectively). Interestingly, several counties exhibiting low male labor force participation rank above the national norm in female labor activity--possibly in response to the former situation. Others, however, are equally as low in female labor participation as in male, a reflection of poor employment opportunities for either sex. (Reference: Appendix C-3)

Employment by Economic Activity: An Overview

A completely true picture of employment patterns, economic conditions and development trends cannot be drawn without extensive and exhaustive field

study, data analysis, and other procedures well beyond the scope of this study. The following is an overview--an attempt to highlight some of the more important aspects of past changes, present conditions, and possible future developments in economic activity in the Georgia Mountains Area. Findings are based on published materials, observations and familiarity with the region, and the opinions of experts in specific economic areas.

In 1960, except for 2,500 persons working outside the area, about 51,100 residents were employed in the region as may be noted in Appendix C-4 and Figure 5:

14 per cent in farming and forestry;

45 per cent in manufacturing, mining and construction; and

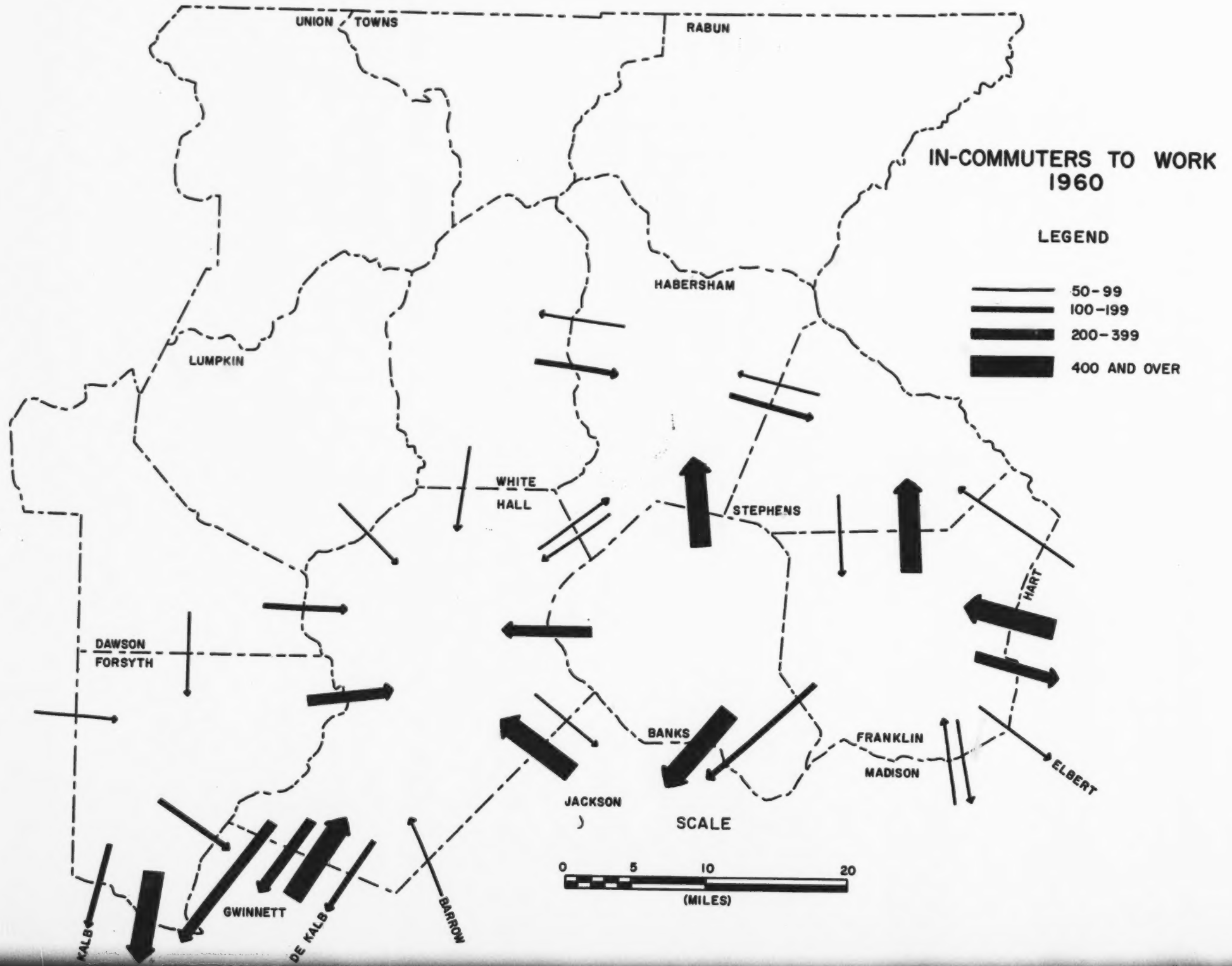
41 per cent in the service industries.

This employment pattern contrasts with that for "all Georgia" by the greater local concentration of labor in manufacturing and construction (12 per cent greater) and lesser dependence for jobs on service industries (14 per cent less) than exists in the state as a whole. The proportion of local workers employed in manufacturing, mining and construction is above the state average in nine of the area's twelve counties. The proportion in service activities is below the state average in eleven counties. Although involving considerably fewer people, agricultural employment, in all but three counties, still absorbs proportionately more local labor than it does in all Georgia.

The 1950-1960 decade was a period of far-reaching change in the employment makeup of the region. Not only were there sizable shifts in employment between activities, but, in addition, there were notable changes in the composition and size of local work forces.

Agricultural employment dropped by 7,900, with the number of farmers and farm workers decreasing by more than 40 per cent in every county but Lumpkin. Jobs in manufacturing, mining and construction, in contrast, increased by some

GEORGIA MOUNTAINS PLANNING AND DEVELOPMENT AREA



7,950, with local employment in these industries more than doubling the state's average gain of 25 per cent in eight counties and exceeding the state average in all except Stephens County. Most (86 per cent) of this gain resulted from a growth in manufacturing throughout the region, although local increases in construction employment were also important in several counties, particularly, Banks, Dawson, Forsyth and Towns. It is significant that much of the employment gain in manufacturing was attributable to an increasing number of women taking jobs. Nearly one out of every two new jobs in manufacturing created during the decade were filled by women.

Like manufacturing, the service industries, including all those activities which involve buying, selling, financing, transporting, teaching, etc., expanded in scope and increased in size throughout the region during the 1950's. Employment in these industries increased by more than 50 per cent in six counties and more than the state's average gain of 29 per cent in all but Habersham and Stephens Counties. (Reference: Appendix C-4)

Agriculture and Forestry*

The importance of farming, forestry, and agribusiness to the Georgia Mountain Area becomes apparent when one realizes that 98 per cent of its 2,000,000 acres of land is devoted to the production of farm and forest products. This area has developed as the world's largest broiler producing region during the past 18 years. Income from poultry and poultry products account for approximately 92 per cent of total farm income in the area.

While the number of farms in the area decreased from 15,891 in 1940 to 8,937 in 1959, the value of farm products sold increased from 4.5 million

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* Contributed by Boyd B. Rose, Department of Agricultural Economics, University of Georgia.

dollars to 58 million. Currently about 14 per cent of the area's labor force is employed directly in the production of more than 60 million dollars' worth of farm products and 2.5 million dollars' worth of timber stumpage harvested annually.

In addition to its direct contribution, the production of farm and forest products in the area enables the existence of a complex of farm- and forest-related firms. Some of these provide productive services to farmers for use in production; others process, manufacture, or otherwise handle farm and forest products after they have been produced. Additional information about these agriculturally related businesses and their effect on the area's economy is discussed in the manufacturing section of this report. (Reference: Appendix C-5)

Manufacturing, Mining and Construction

The Georgia Mountains Area has a greater proportion of its employed labor force engaged in manufacturing and in contract construction work than does the state as a whole. In 1960, every county exceeded the state average for percentage employment in construction jobs, while all but Stephens and Towns had proportionately more persons in manufacturing than did all Georgia. Jobs in mining provided employment for only 80 persons in the entire region, mainly in Hall and Union Counties.

Three manufacturing industries predominate throughout the region: textile and apparel; lumber and wood products; and foods. Out of every one hundred persons holding manufacturing jobs, about 50 worked in textile and apparel plants, while 15 each were engaged in some aspect of wood products and food processing industries. The remaining 20 were spread among all the metals, chemical, printing and other goods producing industries.

Among the well known names of the mountains area textile complex are: Pacolet; Chicopee; Clayborne; Chadbourne; Gotham; Carwood; Sweet-Orr; Clarkesville Mills; Coats and Clarke; Blue Bell; Warren-Featherbone; Wright Manufacturing; Talon; Scovill; Ames Textile; Hartwell Mills; and Pine Tree Company, but to mention a few.

The greater portion of the area's wood industries is composed of comparatively small saw, planning, and mill work operations, producing rough and dressed lumber, flooring, doors, cabinets, boxes, coops and other wood products. Fewer in number, but considerably larger in terms of employment are furniture manufacturers, including International Furniture, Georgia Chair, Trogdon Furniture, Toccoa Manufacturing, Lullabye Furniture.

The area's food industry is dominated by the chicken. Activities range from hatchery and feed mill operations through poultry processing and packing to frozen and prepared foods production. In addition, these primary poultry enterprises are supplemented by a host of supporting or allied industries including trucking and freezer services; the manufacture of equipment for the housing, feeding, transporting, and processing of poultry; and the production and supply of specialized paper and packaging products, veterinarian and pharmaceutical goods, and a variety of other items. Overshadowed by the poultry industry, yet important in a few local areas is meat packing and the production of prepared meat products.

Other types of industries represented in the mountains area include construction machinery (Le Tourneau-Westinghouse); electrical equipment (Leece-Neville); fabricated metal products (Tev); leather products (Georgia Shoe); and aircraft (Lockheed-Dawsonville). (Reference: Appendix C-6)

The limited mining industry in the Georgia Mountains revolves around the sand, gravel and stone quarrying. In 1963 there were four operating sand

and gravel quarries, three in White County, one in Rabun. Crushed granite was produced in Rabun County and Hall County. Aside from these quarrying operations the area's minerals industry was limited to an asbestos mine in Rabun County with only intermittent production and a single gold panning operation in Lumpkin County. Early this year, another mineral operation, Bell Mountain Silica Mine, began operation in Towns County.

Construction craftsmen (brickmasons, carpenters, cement and concrete finishers, electricians, roofers, metal workers, painters, etc.), their helpers, and common laborers have enjoyed both fat and lean periods of employment in recent years. A number of major projects such as the Buford and Hartwell Dams, several new industrial plants and commercial buildings, and a number of public facility expansions have provided local area jobs. These have been supplemented by work in other portions of growing north Georgia and western South Carolina.

The Service Industries

Since 1950, more persons in Georgia have been employed in the production of services than in the production of goods, a situation closely paralleling that of the nation. In the Georgia Mountains, however, employment in goods-producing industries still exceeds that in service activities in nine counties. However, in seven of these nine, the difference is less than 10 per cent. A better understanding of the differences between the region and nation may be grasped from the following analysis. The size of the service industries sector of an economy may be related to an area's stage of economic development. In early stages of development, agriculture and related activities usually employ upwards of three-fourths of a labor force. As economic growth proceeds, increasing agricultural productivity releases labor for employment in expanding commodities-producing industries--manufacturing, mining and construction. This results in a reversal of the roles of agriculture and manufacturing, with the

latter becoming the dominant employer--the situation in the mountains today. As manufacturing industries expand, urbanization proceeds, and incomes rise, the demands for increased service functions grow--the situation in the state as a whole today. Therefore, expanded opportunities in the service industries may be anticipated in the Mountains Area, and they may be further accelerated by the growth of service-oriented tourism and recreational developments.

Within the region's service industries, in 1960, 30 of every 100 workers were engaged in retail sales and 20 each in "medical-education and public administration" and "household-personal and repair services." The remaining 30 were distributed among all wholesale, insurance, real estate, business service activities, and other professional and miscellaneous functions. This regional pattern was closely approximated by each of the area's twelve counties. (Reference: Appendix C-7)

Among the twelve counties, Hall stands out as the dominant service center, containing more than one-third of all retail and wholesale establishments and nearly half of all financial, real estate and business service activities. In Gainesville, over 60 per cent of all employed persons were in service activities. Nonetheless, there is reason to suspect that a sizable portion of the area's service needs are being fulfilled from outside the region. These suspicions are supported by observations such as the following:

1. In 1962 effective buying power (all wages, salaries, profits, etc., after taxes) throughout the region exceeded total sales by 56 million dollars. Although no firm conclusions can be drawn from this fact, it raises questions about where these millions were spent.
2. Greenville and Anderson, South Carolina, and Atlanta and Athens, Georgia, seemingly compete heavily with local centers for wholesale supply, business and repair services, and retail trade.

3. Employment in service activities throughout the region is well below expectation levels.

IV

INCOME

Income levels are perhaps the most frequently used indexes of economic health and well being. Usually expressed in terms of a representative or average value such as a median income, family income or per capita income, these indexes are indicative of over-all local conditions and trends. However, they may also present a distorted picture of local conditions when superficially accepted or misinterpreted. Racial composition, labor force participation, employment patterns and changing dollar value are but four of the factors influencing income levels. The meaningfulness of these levels depends in part on an appreciation of such factors.

Per Capita and Family Income

Throughout the Georgia Mountains per capita and total family incomes are relatively low. In eight of the area's twelve counties, one out of every two employed men earned less than $2,000 a year or about $40.00 a week in 1960; while in only four counties--Forsyth, Habersham, Hall and Stephens--did as many as one in five earn as much as $4,000 a year, or about $80.00 a week. Only Hall County actually exceeded the state median male income, $2,810 as against $2,715.

Undoubtedly, low male incomes have been a major factor influencing women to enter the work force. The impact of this decision upon family finances can be inferred from the difference between male and family income levels. While only about 9,800 working men in the twelve-county region earned over $4,000 a year, over 16,000 families enjoyed these higher incomes. It would appear that, by and large, this difference is attributable to gainfully employed female family members. However, despite all supplemental family

member income, in 1960 nearly three of every five families in the area had total incomes of less than $4,000.

Low individual and family income levels are directly related to the nature of employment patterns and prevalent wage levels. The majority of employment in the area is concentrated in the traditionally low-paying industries: apparel, textiles and wood products industries; retail sales; and small scale farming. Comparatively few persons are engaged in the professions or in the metals, electronics, and other industries which generally have higher wage scales.

Although income levels in the area as a whole and in individual counties are still below state averages, significant gains were made during the 1950-1960 decade. Whereas only 9 per cent of all families in the area had total incomes of more than $4,000 in 1950, 42 per cent were in this bracket in 1960. Even if allowance is made for the reduced buying power of 1960 dollars as against 1950 dollars, the gains in local income are impressive. In terms of a constant dollar (1947-1949 = 100), median family income more than doubled in nine counties. The five counties reporting the lowest median incomes in 1950, enjoyed increases which raised family incomes to nearly three times their earlier levels. (Reference: Appendix D)

V

EDUCATION

It has been found in study that some 65 per cent of the low-income population of the United States is also characterized by low levels of education. The ties between these two conditions are obvious. In a comparatively low-level economy, communities and counties are hard-pressed to adequately finance good educational systems. Furthermore, in such areas the problem is not only that of upgrading educational levels for future generations, but also that of providing adult education and technical or vocational training to the extent that persons above public school age can be rendered employable for more and better jobs. The existence of functionally literate and trainable manpower is today essential for economic development and the raising of economic levels.

In the Georgia Mountains Area, the status of educational attainment--both past and present--falls short of state norms, which are at a level well below the nation as a whole.

Today's Youth

While about 95 per cent or more of all children ages 6 through 15 were enrolled in schools throughout the area in 1960, the enrollment rate beyond the state's mandatory attendance age is alarmingly small. Only 74 per cent of 16 and 17 year olds attend school. This means that one of every four youths dropped out before completing high school. Of the area's 18- and 19-year olds, fewer than 2 out of 5 (38 per cent) were enrolled in local schools or colleges. The actual number of 18- and 19-year olds whose home is in the Mountains Area but who attended schools and colleges away from home is undeterminable since these persons are classified by the Census as residing where they are in school. Within the area are located six colleges or junior colleges, including

the state-supported North Georgia College. Enrollment in these institutions of higher education totaled 2,666 in 1962. In addition, the state-operated North Georgia Trade and Vocational School at Clarkesville with facilities for both boarding and day students offers a full spectrum of courses ranging from automobile repair to cosmetology, and from electronics to medical technology.

Adult Levels

As serious as are school enrollment and drop-out problems today, present conditions represent considerable improvement over those in past years. Some indication of the magnitude of this improvement can be seen in the fact that, while today about 3 of every 4 young people are finishing high school, only one out of every four adults (over 25 years old) in the region has a high school education, and but 1 in 10, any higher education. Unquestionably, over the years more persons than reported above have gone through local high school systems and on to college. However, many of these persons, upon completion of their education, have moved away to Atlanta or other places offering more and better economic opportunities than are available in their home area. Left behind as part of the local manpower resource are the many less well equipped to compete for better jobs elsewhere. (Reference: Appendix E)

VI

GOVERNMENT

Among the prime contributors to sound community and area development is an enlightened, intelligent, economically sound and well managed local government. The following material, abstracted from a 1962 report by J. V. Burgess, Jr., entitled Basic Government Data For The Georgia Mountains Area, presents information on the scope and extent of basic governmental operations and activities in the Georgia Mountains Area. Through its highlighting of significant local conditions, the data reflect the functional status of local governments, some of their weaknesses and strengths, their shortcomings and advantages.

Governmental Units and the Structure

The Mountains Area includes 78 units of government consisting of counties, municipalities, school districts and special districts.

Counties

Most of the counties in Georgia are governed by a body known as the Board of Commissioners of Roads and Revenues, although in some counties this Board consists of only a single commissioner. A few counties are still governed by an elected official called an Ordinary. Six counties are governed by a board made up of several commissioners, three by a board consisting of one commissioner, and three are governed by an Ordinary.

Municipalities

Two basic types of municipal government exist in Georgia. These are the mayor-council type and the council-manager type. In the twelve-county area are found three council-manager forms of government. These are in Gainesville,

Cornelia, and Toccoa. The remaining thirty-two municipalities in the area operate under a mayor-council type of organization.

School Districts

Georgia law provides for both county and independent school districts. Where county districts are coincident with county jurisdictional limits and operate under uniform legal provisions, independent districts are established by special acts, and, thus, their jurisdictions and operating provisions are not uniform. There are fifteen school districts, 12 of which are county districts.

Special Districts

The Georgia Constitution authorizes the establishment of a variety of special function districts. These districts or authorities are established in areas outside incorporated municipalities. Special function districts may be established for such purposes as the provision of water, sewerage, sanitation, and fire protection. As of 1957, seventeen special function districts had been established in the region.

City and County Planning

Georgia General Law authorizes cities and counties to establish separate or joint planning commissions to provide for and promote orderly growth and development. As of May, 1963, there were eight such local commissions in existence in the Mountains Area. These include city planning agencies at Dahlonega, Cornelia, Clarkesville, and Lavonia; a county planning commission in Franklin County; and joint city-county organizations in White, Hall, and Stephens Counties. Unfortunately, organization is not synonomus with activity, and the majority of these commissions play a smaller role in the affairs of local government than perhaps they rightfully could. In part to revitalize local planning efforts, most of the mountains area counties and their included

municipalities have banded together in the Georgia Mountains Area Planning and Development Commission for purposes of regional planning and the development of area potentials.

Intergovernmental Cooperation

The Georgia Constitution provides for certain degrees of cooperation between counties, cities and other units of government. Municipalities and counties are empowered to contract with each other in the performance of their authorized functions and to convey facilities and properties to each other as a part of their contractual relations. They are further empowered to contract with public agencies and corporations in order to provide for the care and maintenance of their indigent sick, and may cooperate through joint establishment of area schools, including vocation trade schools.

General laws also authorize city-county cooperation in a number of ways: construction and maintenance of city roads and streets, provided such roads and streets are a part of the county or state system; establishment of parks, playgrounds, and recreational centers; acquisition, construction, control, operation and regulation of airports and landing fields; establishment of libraries; and the operation of hospital authority.

Examples of intergovernmental cooperation in the Mountains Area are summarized as follows:

Planning--Four joint city-county planning commissions, as noted previously.

Hospitals--One joint county-city hospital authority. This hospital serves two counties and one city--Banks and Jackson Counties and the City of Commerce. The hospital facility is located in Commerce and is financed through joint financial support from the three participating governmental units.

Health--One health district. Rabun, Habersham, and Stephens Counties joined together in formation of Health District #22. Hall and Banks Counties presently share the services of a health officer. These counties are not in a health district and each contributes a percentage of the health officer's salary.

Libraries--Five regional library systems and one county-wide library. All counties are included in regional library systems, except Franklin which operates a county library system.

Forestry--Three joint forestry districts. While normally each county in the state is a single forestry district, by mutual agreement, counties may form joint districts. Locally, such districts have been formed by (1) Banks and Hall Counties, (2) Franklin and Hart Counties, and (3) Habersham and White Counties.

Governmental Finances

Statistical comparisons, particularly in the realm of governmental finances can be misleading due to the influence of a host of unique and unknown factors. In this particular case, the age of the basic data--1957 Census of Government--further limits the interpretive value of the information and its analysis. Nonetheless, the conditions and trends of seven years ago are at least indicative of governmental affairs.

Per Capita Revenues and Expenditures: County Governments

Total per capita county government revenue figures throughout the area compare favorably with those of all county governments in the state. However, per capita intergovernmental revenue (revenue from other governments) is appreciably higher than the state average in eight counties, while per capita property tax revenue is markedly lower in nine.

On the other side of the ledger, total per capita county government expenditures approximate the state-wide average in half of the counties, while exceeding this average in the other half. Highway, welfare, and natural resources expenditures are higher in most of the counties than in county governments in the state taken as a whole, while health, hospital, and public safety expenditures are lower. (Reference: Appendix F-1)

Per Capita Revenue and Expenditures: Municipal Governments

The per capita municipal revenues and expenditures for five representative municipalities--Gainesville, Toccoa, Cornelia, Dahlonega and Royston--is indicative of the diversity in municipal finances prevalent throughout the Mountains Area. Among the five selected communities, total per capita revenues varied from $26.88 in Dahlonega to $120.96 in Toccoa; while per capita expenditures ranged from $22.10 in Dahlonega to $170.91 in Gainesville. In all, only the two larger cities, Gainesville and Toccoa, had per capita total revenues and expenditures in excess of per capita average for all municipal governments in the state, the other communities generally falling well below the state figures. (Reference: Appendix F-2)

Assessed Value of Taxable Property and Millage Rates

In 1959, the total assessed value of taxable property in the twelve-county area ranged from a low of $817,000 in Dawson County to a high of $24,450,000 in Hall County, with only four counties (Hall, Stephens, Habersham and Forsyth) having taxable property in excess of $2,500,000. Between 1950 and 1959, local increases in taxable property ranged from about 19 per cent in Banks County to 132 per cent in White County. (Reference: Appendix F-3)

Like the value of taxable property, millage rates of county governments in the area vary considerably. In 1958, millage rates ranged from a low of 40

mills in Habersham and Stephens Counties to a high of 59.8 mills in Union County. The per cent of increase in millage rates for the twelve counties from 1950 to 1958 ranged from 65 per cent in White County to 266 per cent in Lumpkin County. The low percentage millage rate increase for White County is in keeping with the fact that White County experienced the greatest percentage increase in assessed value of taxable property during this period. (Reference: Appendix F-4)

Tax Equalization

One of the important fiscal elements present in sound community development is a fair and adequate property tax revenue system. Such a system is essential for an equitable distribution of the tax burden among all taxpayers and is a factor in fostering economic health and growth. An illustration of inequities possible is seen in a statement by the Joint Tax Study Committee of Gainesville and Hall County in 1958. It reported that assessed values of certain properties in the City of Gainesville ranged from 5 per cent to 52 per cent of market value, while that of certain properties in Hall County ranged from 1.9 per cent to 85 per cent of market value.

In response to the need for financial help in defraying the cost of comprehensive evaluation and equalization programs the State of Georgia in 1961 authorized a state loan program to counties for equalization programs. To date, more than 58 counties have had or are in the process of tax re-evaluation and equalization.

In the Mountains Area, only the cities of Clarkesville and Gainesville, and Franklin, Stephens and White Counties have become involved in such equalization programs.

ADDENDA

Developments in Minerals and Tourism

ADDENDUM

Developments in Minerals and Tourism

No one industry or activity can be relied upon as the sole basis for future development in the Georgia Mountains Area. Agriculture and forestry have roles to play, as do manufacturing and service industries. Within such a framework of diversified growth two emerging types of development merit attention as potentially the "best bets" for immediate consideration, investment and promotion. These are the Tourism and Minerals Industries.

Mineral Resources

Although possibly one of the region's significant natural resources, surprisingly little is actually known about the minerals resource of the Georgia Mountains Area. In general, knowledge of this resource is limited to information on the location of known mineral deposits, their geologic history, production records, and imagined potentials. Attempts to promote mineral development by citing such old observations as evidence of a potential are of questionable value. The data dealing with any one area are small, the validity of some in doubt, and the amount of reliable and useful information, in virtually every case, inadequate.

Despite this meagerness of information, few investigations have been made of the extensiveness and quality of existing or suspected mineral occurrences, and practically no efforts have been directed toward actually locating new mineral deposits. Two recently completed studies, Exploration for Mineral Deposits in White and Habersham Counties and the Bell Mountain Silica Study both conducted by the University of Georgia's Department of Geology are the only recent works aimed at specifically furthering minerals development in the region.

The only minerals now being produced in the entire Georgia Mountains Area are sands, gravels, crushed stone, silica, and an almost negligible amount of asbestos and gold. Past mining activity, while including such minerals as talc, corundum, marble, mica, manganese and iron, centered for many years on gold. The one-time importance of this mining activity can be inferred from the selection of Dahlonega, Lumpkin County, as the site of the first U. S. Mint.

Other minerals either prospected or noted in early reconnaissance reports include silver, copper, lead, platinum, nickeliferous magnetite, building stone, clays, vermiculite, graphite, kyanite, olivine, and semi-precious stones.

While this is an impressive listing, it is actually of little meaning. The existence of a mineral is a far cry from its development as a resource. It may well be that only a few of these known minerals are commercially minable. It is equally possible that other minerals, not yet discovered, may hold great promise for economic development. The future of any minerals development in the Georgia Mountains Area would appear to depend greatly upon acquiring more knowledge about the quantity and quality of the area's resources and the feasibility of their extraction and marketing. With such knowledge on hand, it is possible for development interests to effectively work toward the establishment of a sound minerals industry.

Tourism

In years past, the Georgia Mountains Area received a large share of the tourism trade in the Southeast. Its scenic beauty, solitude, and restfulness, its opportunities for hunting and fishing, and its large, homey, inn-type facilities attracted both family groups and sportsmen who spent weeks and even months at leisure. However, the actual luxury of a visit to the mountains, or

for that matter, of a vacation itself, was restricted to but a small segment of the nation's population.

In more recent years, urbanization, the hard-surfaced road, higher incomes, shorter working hours and a host of other factors have dramatically changed the nature of the nation's and the region's vacation and recreation patterns. More people avail themselves of vacations. Travel, itself, is a major part of vacationing. Individual trips are generally of shorter duration but of greater frequency. Activities and attractions for the family and all ages and interests are foremost demands of vacationers as is a variety of accommodations ranging from primitive to luxurious.

Despite these radical changes in the tourism industry, vacationing opportunities in the Georgia Mountains have, until present, not kept pace. The old inns such as the Bynum House, Smith House, Mountain View Inn, etc., are essentially as they were fifty years ago, featuring mainly good and plentiful foods and restful surroundings. The few rustic fishing camps, like the inns, are full through most of the summer months, but have not increased in accommodations or facilities to take care of a growing tourist population. Many attractions like the Dahlonega Gold Museum, Tallulah Gorge, Brasstown Bald, Jarrett Manor, Amicalola Falls, New Echota, etc., suffer from inadequate and haphazard development. The provision and improvement of public facilities on the area's several lakes in the five state parks and in the National Forest has (again until most recently) proceeded slowly.

Although the out-of-doors is the basis of the area's tourism development, outdoor activities are, by modern vacation standards, incomplete. The opportunities to hunt, fish, boat, hike, camp, or drive through scenic mountains are by themselves not enough to attract today's vacationing families or fun-seeking young adults. Rather, there is a demand for more recreational facilities such

as golf courses, tennis courts, swimming pools, riding stables, movie theaters, bowling alleys, etc.: a desire for planned programs for different ages and interests--such as dances, bridge tournaments, bingo, instructional classes in arts and crafts, tours of scenic or historical interest, nature study. Tourists also frequently hanker for entertaining or exciting special events such as summer theater, unique pageants, concerts, art shows, sailing regattas or water ski exhibitions.

Events of recent years tend to suggest that both private and public interests have become conscious of and have begun to develop the tourism potential of the Mountains Area.

Some seven years ago the Georgia Mountains Association was formed by individuals of the area interested in promoting tourism in their region. The group, numbering more than 50 members, has sponsored the printing of an area tourism brochure, distributed other informational and promotional materials and participated in state tourist workshops and conferences. In addition, the Association has cooperated in local mountain activities and festivals such as the Dahlonega Gold Rush Days, Clayton Mountaineer Festival, Hiawassee Mountain Fair, Gainesville Food and Fashion Fair, and numerous fall foliage tours. In 1961, however, the Association became aware that as a voluntary individual group its actual developmental activities were severely limited. To overcome this handicap, the Association, in the spring of 1961, initiated efforts which led to the establishment of the legally instituted Georgia Mountains Planning and Development Commission.

This commission, established in the fall of 1962 under the General Planning Enabling Act of Georgia, has official representation by two directors from each of the Mountains Area counties and is charged with responsibility for broad range area planning and developmental research, including but not limited

to tourism. After a year and a half of organizational efforts the Commission employed staff in the spring of 1964 and began its actual operation with a budget.

While the Commission can help communities and the area as a whole get ready for development through a planning process, and, indeed, can stimulate development through research activities, it, like the Association, cannot initiate or finance actual public or private development projects. The means devised for eliminating this bottleneck was the creation of a state authority with financing and condemnation powers. In the spring of 1963 this authority, The Georgia Mountains Commission, was established by the Georgia General Assembly with $20 million bonding capacity, (lifted by 1964 General Assembly) the power of eminent domain, and charge to encourage tourism development by the undertaking or financing of projects and facilities in the mountains area. Although still in its infancy, the Mountains Commission has already become involved in one major project, the 7.5 million dollar recreation experiment station to be developed by the state at Unicoi State Park.

Another locally conceived development-oriented organization which has played a major role in fostering tourism and recreation in the area is the Upper Chattahoochee Development Association. Initially formed to intensively promote the construction of Lake Lanier, upon completion of this project, the Association turned its attention to the full development of the lake and its watershed. One of the primary accomplishments of the Association has been the fathering of the Lake Lanier Islands Development Authority. This authority was established by the 1962 Georgia General Assembly to pursue plans for developing three islands at the southern tip of the lake near Buford Dam as a possible state park. Its powers include the authority to issue revenue certificates to develop and finance the state park venture. The plan proposed for the

1100-acre Islands Park visualizes a full range of rental units, private homes and cottage sites, camping areas, picnic grounds, golf courses, beaches, and motel-hotel accommodations--in all, a development project not unlike the Jekyll Islands State Park near Brunswick on the Georgia Coast. Although the Islands Authority has been granted $25 thousand for organizational and planning purposes, they have not as yet progressed in the program to the point of utilizing these funds.

A survey of actual developmental efforts now taking place in the Mountains Area further testifies to a regional awakening to an unfulfilled potential. It has been estimated that nearly $20 million of private, state and federal funds will be spent in the next few years on the development of tourism related projects now under way or planned in the Mountains Area.

Foremost among these projects is the previously mentioned 7.5 million dollar recreation experiment station to be developed by the state at Unicoi State Park. This project will be a supplement to every other leisure-oriented facility in the state. Its functions will be to demonstrate to the public how it can best use the outdoors; to teach service personnel how they can best treat and serve the tourist; and to show the landowner how he might put unused land into profitable recreational uses.

The Ponderosa Resort complex at Hiawassee is a private venture in the early stages of construction. This $4 million project includes a 40-unit motel, 200 cottages, an 18-hole golf course, tennis courts, swimming pool, and a riding stable.

Another proposed resort project is the Blood Mountain Lodge in White County. This project has the approval of the Area Redevelopment Administration and the Small Business Administration for a loan of $838 thousand, contingent upon its raising the balance of its $1.3 million cost. Perched on the upper

slope of a mountain, the project will consist of a 140-room lodge with full convention facilities. Later plans call for construction of a ski run and ice skating rink.

Still other examples of development activity are the construction of the Richard B. Russell Scenic Highway and probable extension of the Blue Ridge Parkway through the North Georgia Mountains; the planned construction of a modern observation tower atop Brasstown Bald; recent major improvements and additions to facilities in the area's State Parks and in the National Forest; and interest in a variety of local projects ranging from a gold museum at Dahlonega to a motel and golf course at Helen.

In summary, the Georgia Mountains Area has long enjoyed a modest summer tourist trade, is now becoming aware of its developmental potential, and slowly is embarking on a course leading to its growth as a major tourism and recreational resort area.

There is still, however, much to be done. Local people need to be further educated to the wishes and demands of the tourism industry. Needed improvements in existing facilities and attractions and possible new attractions and facilities need to be identified. Actions and programs aimed toward achieving the area's full tourism potential need to be devised and followed through.

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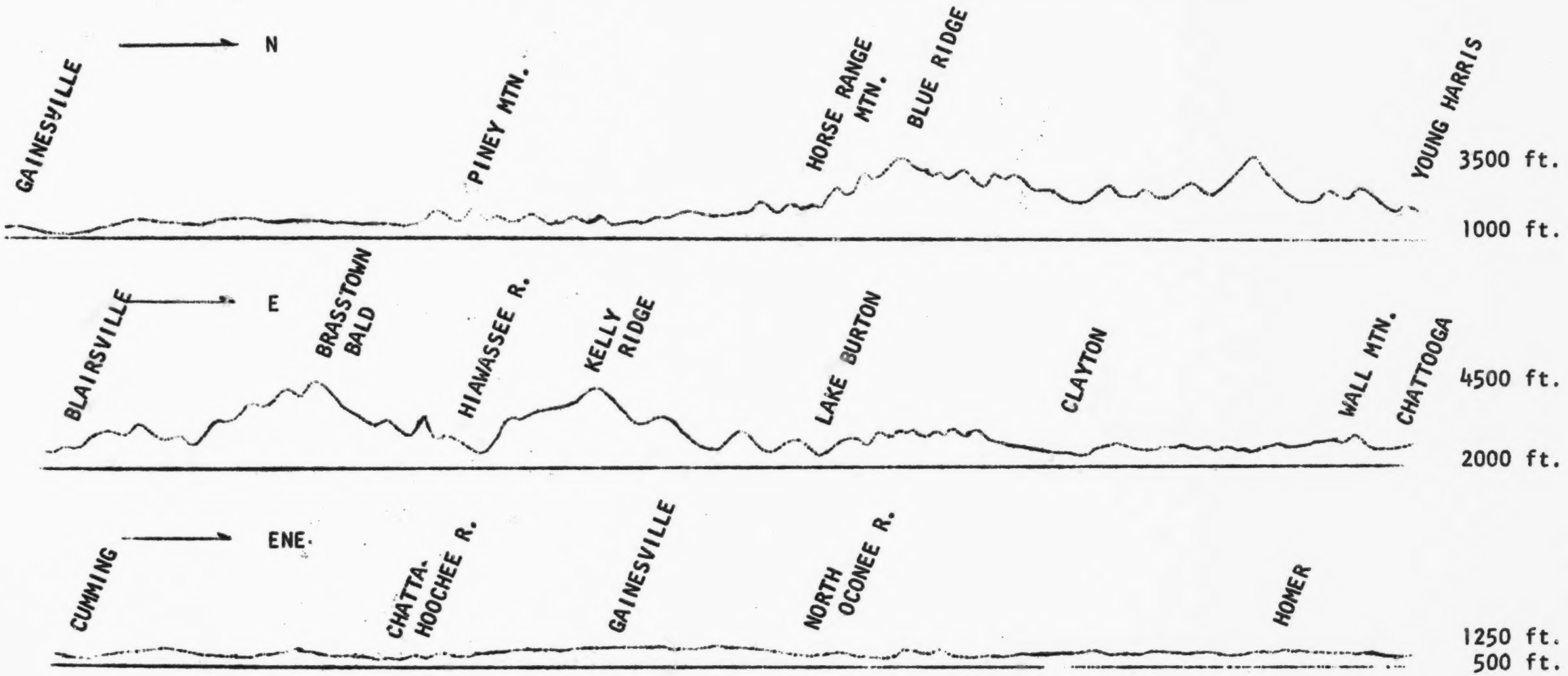
APPENDIXES

APPENDIX A

AREA PHYSICAL DATA

Appendix A-1

REPRESENTATIVE TRAVERSES ACROSS THE GEORGIA MOUNTAINS PLANNING AND DEVELOPMENT AREA



HORIZONTAL SCALE: 1:300,000
Vertical Exageration: 5

Source: U.S.G.S., Eastern United States, 1:250,000 Series
Greenville, South Carolina; Georgia; North Carolina.

Appendix A-2

SELECTED AREA CHARACTERISTICS

County	Area in[1] Sq. Mi.	County Seat	Elevations (feet above sea level)[2] County Seat	Prominent Points
Banks	231	Homer	831	
Dawson	209	Dawsonville	1,450	Block Mt., 3,600.
Forsyth	223	Cumming	1,316	
Franklin	269	Carnesville	700	
Habersham	283	Clarkesville	1,363	Chimney Mt., 3446; Goshen Mt. 2923; Grassy Mt., 3290.
Hall	392	Gainesville	1,200	Skitt Mt., 2060.
Lumpkin	291	Dahlonega	1,519	Blood Mt., 4463; Three Sisters 2185; Springer Mt., 3782.
Rabun	369	Clayton	2,100	Glassy Mt., 3521; Charlie Mt., 3034; Chestnut Mt., 4600.
Stephens	180	Toccoa	1,045	Currahee Mt., 1740.
Towns	166	Hiawassee	1,963	Brasstown Bald, 4784; Hightower Bald, 4567; Eagle Mt., 4280.
Union	319	Blairsville	1,926	Coosa Bald, 4287; Grassy Knob, 4768; Rocky Mt., 4586; Blood Mt., 4463.
White	243	Cleveland	1,552	Pinnacle Mt., 3130; Piney Mt., 2709; Rocky Mt., 3539.
Total	3,175			

Source: [1]U. S. Census of Population, 1960. Number of Inhabitants, Table 6
[2]Georgia Geological Survey. Physical Geography of Georgia, Bulletin 42, 1925, pp. 166-184.

Appendix A-3

WATER FLOW

Stream Gaging Station	Average Flow (MGPD)*	Minimum Flow (MGPD)*
Chattooga R. near Clayton	386	57
Panther Cr. near Toccoa	46	6.5
North Fork Broad R. near Toccoa	-	3.1
North Fork Broad R. near Lavonia	-	4.7
Toms Cr. near Martin	-	1.0
North Fork Broad R. near Carnesville	-	10
Chattahoochee R. near Leaf	252	46
Soque R. near Demorest	156	5
Chattahoochee R. near Gainesville	753	134
Chestatee R. near Dahlonega	218	28
Chattahoochee R. near Buford	1,400	221
Etowah R. near Dawsonville	159	32
Amicalola Cr. near Dawsonville	139	-
Hiawassee R. at Presley	84	14
Nottely R. near Blairsville	112	17
Nottely R. near Ivy Log	206	46
Nottely R. at Nottely Dam	261	.06

*MGPD - Million Gallons Per Day

Average Flow - The average flow of a stream represents the long-term total amount of water that the stream produces and thus is the limit on the amount of water available for use.

Minimum Flow - The minimum flow is the instantaneous minimum flow as recorded for a stream and becomes important when competition for use of low flows becomes acute.

Source: Georgia Department of Mines, Mining, and Geology: The Availability and Use of Water in Georgia, Bulletin 65, December, 1956, Table 8-A.

Appendix A-4

PRECIPITATION AND TEMPERATURE

County	Reporting Station	Average Annual Precipitation (inches)	Temperatures		Frost Free Season (days)
			Jan. Av. (degrees F)	July Av. (degrees F)	
Hall	Gainesville	52.96	41.7	77.3	213
Habersham	Cornelia	59.25	43.0	77.2	214
Stephens	Toccoa	58.26	43.2	78.2	212
Lumpkin	Dahlonega	60.51	42.0	76.0	205
Rabun	Clayton	70.96	40.9	73.6	191

Source: Yearbook of Agriculture: Climate and Man, 1941, pp. 819-821.

APPENDIX B

SELECTED POPULATION CHARACTERISTICS

Appendix B-1

POPULATION DISTRIBUTION AND TRENDS

County	Number of Inhabitants[1] 1950	1960	1975	Pop. Density[1] 1960	Per Cent of Population in Towns[2] 1950	1960
Banks	6,935	6,497	6,266	28.1	14	21
Dawson	3,712	3,590	3,737	17.2	9	9
Forsyth	11,005	12,170	15,503	54.6	12	13
Franklin	14,446	13,274	12,459	49.3	32	41
Habersham	16,553	18,116	22,128	64.0	35	36
Hall	40,133	49,739	74,583	126.9	34	37
Lumpkin	6,574	7,241	10,864	24.9	33	36
Rabun	7,424	7,456	8,019	20.2	32	35
Stephens	16,647	8,391	23,233	02.2	43	42
Towns	4,803	4,538	4,251	27.3	17	26
Union	7,318	6,510	5,780	20.4	6	7
White	5,951	6,935	9,698	28.5	13	13
Area	141,501	154,457	196,521	45.8	29	32
State	3,444,578	3,943,116	5,884,637	67.7	--	--

Source: [1]Bureau of Business Research, University of Georgia, Georgia County Data Book, 1963, Table 1.

[2]U. S. Census of Population, 1960, Number of Inhabitants, Georgia, derived from Table 7.

Appendix B-2

SELECTED AGE-GROUP SIZE TRENDS

County	Per Cent of Population Under Age 45 1950	1960	Population, 1950 Ages 10-19	Population, 1960 Ages 20-29	Per Cent Change 1950-1960
Banks	80	69	1,358	729	-46
Dawson	77	70	748	449	-40
Forsyth	77	74	2,262	1,640	-28
Franklin	75	69	2,758	1,549	-44
Habersham	78	74	3,079	2,381	-23
Hall	78	75	7,153	6,762	- 5
Lumpkin	79	76	1,519	1,076	-29
Rabun	75	72	1,396	828	-41
Stephens	79	74	2,978	2,184	-27
Towns	77	72	1,016	514	-49
Union	76	69	1,504	642	-57
White	76	74	1,265	908	-28
Area	77	73	27,036	19,662	-27
State	77	75	603,099	522,981	-13

Source: Adapted from U. S. Census of Population, 1960, General Population Characteristics, Georgia, Table 27.

APPENDIX C

SELECTED ECONOMIC DATA

Appendix C-1

MALE-FEMALE LABOR FORCE TRENDS

County	Civilian Labor Force	Per Cent Male	Percentage Change in Labor Force 1950-1960		
			Total	Male	Female
Banks	2,440	66	3	-12	59
Dawson	1,182	72	3	- 2	82
Forsyth	4,329	70	17	- 2	124
Franklin	5,100	65	-3	-15	35
Habersham	6,634	66	18	4	61
Hall	19,133	65	24	15	46
Lumpkin	2,270	69	17	- 2	105
Rabun	2,583	67	16	- 5	115
Stephens	7,202	64	14	- 8	28
Towns	1,214	76	-8	-22	122
Union	1,964	78	-8	-20	100
White	2,389	72	37	12	205
Area	56,440	67	15	2	57
Georgia	1,449,944	64	12	2	33

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 83.

U. S. Census of Population, 1950, General Characteristics, Georgia, Table 43.

Presentation adapted from above sources.

Appendix C-2

LABOR FORCE AGE +- LABOR FORCE PARTICIPATION

County	Change in Male Population[1] of Labor Force Age 1950 to 1960	Change in Male Labor[2] Force: 1950-1960	Change in Female Population[1] of Labor Force Age 1950 to 1960	Change in Female[2] Labor Force: 1950 to 1960
Banks	- 60	- 229	- 4	+ 306
Dawson	- 4	- 118	+ 23	+ 150
Forsyth	+ 412	- 74	+ 491	+ 707
Franklin	- 399	- 597	- 126	+ 462
Habersham	+1018	+ 176	+ 461	+ 849
Hall	+2680	+1635	+3174	+2102
Lumpkin	+ 225	- 30	+ 416	+ 364
Rabun	+ 75	- 88	+ 154	+ 450
Stephens	+ 565	+ 358	+ 724	+ 552
Towns	+ 64	- 265	+ 35	+ 158
Union	- 190	- 379	- 115	+ 212
White	+ 376	+ 184	+ 438	+ 457
Area	+4762	+ 573	+5671	+6769

Source: [1]U. S. Census of Population, 1960, General Population Characteristics, Georgia, Table 28.
U. S. Census of Population, 1950, General Population Characteristics, Georgia, Table 42.

[2]U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 83.
U. S. Census of Population, 1950, General Characteristics, Table 43.

Presentation adapted from above sources.

Appendix C-3

POTENTIAL LABOR, 1960

County	Per Cent Deviation from U. S. Labor Participation Rate		Potential Members of Labor Force		Reported Unemployment in Labor Force	
	Male (U.S. 77.4%)*	Female (U.S. 34.5%)*	Male	Female	Male	Female
Banks	- 6.2	0.5	140	-	89	50
Dawson	- 7.4	- 7.8	90	90	35	12
Forsyth	- 3.4	- 4.4	140	180	60	60
Franklin	- 3.4	1.5	160	-	168	163
Habersham	-11.0	1.5	730	-	150	103
Hall	- 0.5	2.4	-	-	504	385
Lumpkin	-16.3	- 6.2	430	160	57	36
Rabu	- 7.5	- 2.6	190	70	153	97
Stephens	- 0.1	3.0	-	-	165	165
Towns	-21.8	-16.9	360	280	58	19
Union	- 8.7	-15.6	200	360	6	9
White	- 5.7	- 6.5	140	160	38	38
Area	- 4.8	- 0.9	2500	500	1704	1137

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 83.

*U. S. Census of Population, 1960, General Social and Economic Characteristics, U. S. Summary, Table 84.

Presentation adapted from above sources.

Appendix C-4

EMPLOYMENT BY TYPE OF INDUSTRY, 1960

County	Total Employed	Per Cent in Ag. & Forestry	Per Cent in Mining, Construction in Manufacturing	Per Cent in Services	Per Cent Change 1950-1960		
					Ag./For.	M/C/M	Serv.
Banks	2,301	19	53	28	-62	77	54
Dawson	1,135	28	39	33	-49	69	75
Forsyth	4,209	19	43	38	-60	103	124
Franklin	4,769	18.5	45	37	-60	45	31
Habersham	6,381	9	49	42	-52	49	23.5
Hall	18,240	9	46	45	-43	40	35
Lumpkin	2,177	26	32	42	-31	50	59
Rabun	2,333	15	43	42	-59	110	29
Stephens	6,765	4.5	52	44	-54	23	26
Towns	1,137	21	24	55	-71	53	99
Union	1,893	40	30	30	-45	76	46
White	2,255	20	54	26	-41	112	53
Area	53,595	14	45	41	-53	495	39
State	1,385,047	9	33	55	-54	25	29

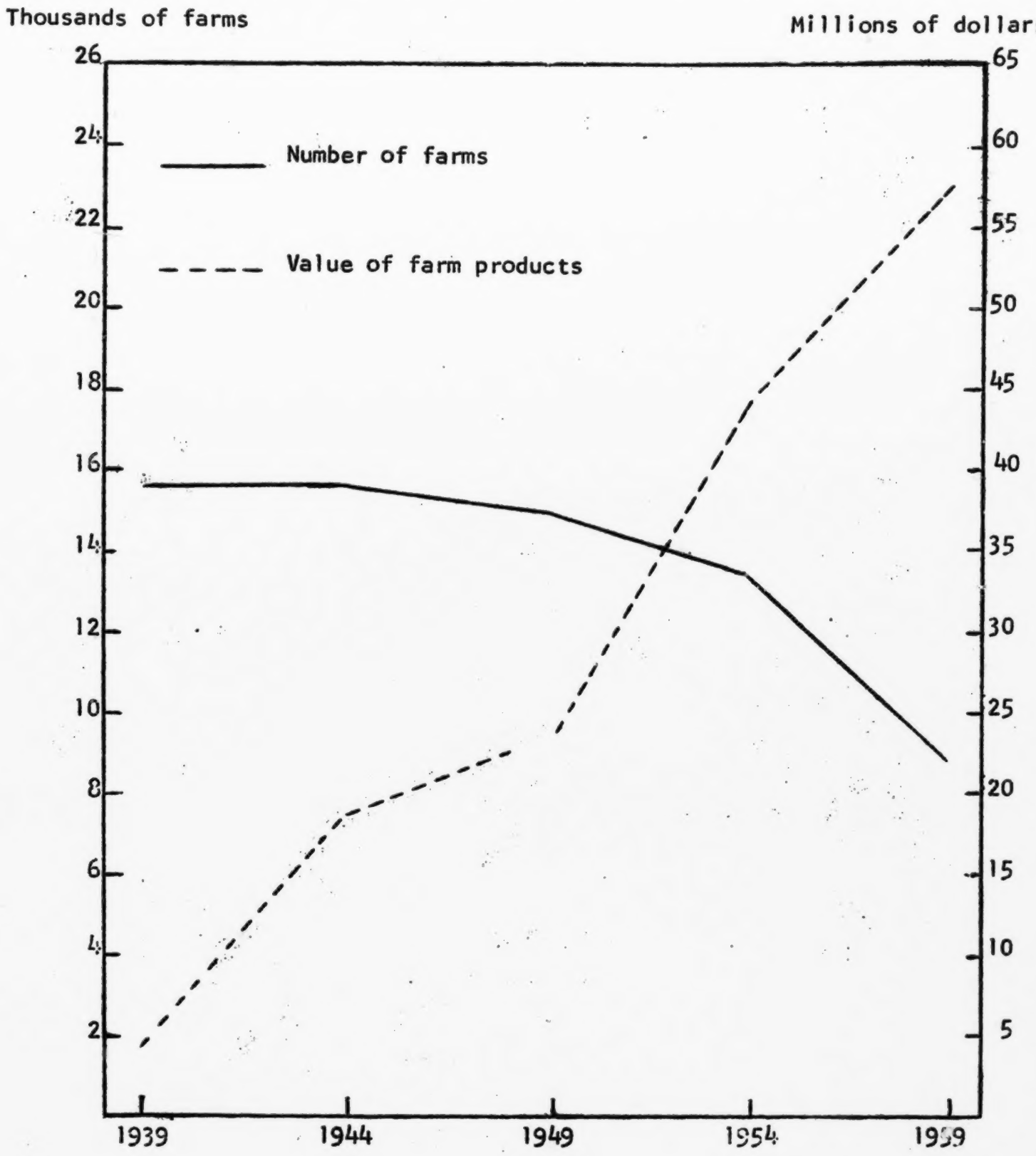
Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 85.

U. S. Census of Population, 1950, General Characteristics, Georgia, Table 43.

Presentation adapted from above sources

Appendix C-5

NUMBER OF FARMS AND VALUE OF FARM PRODUCTS SOLD, 1939-1959



Source: Census of Agriculture, 1939, 1944, 1949, 1954 and 1959.

Appendix C-6

EMPLOYMENT IN MANUFACTURING, MINING AND CONSTRUCTION, 1960

County	Manufacturing Industries						Mining	Construction
		Per Cent Employed in						
	Total Employment	Textiles & Apparel	Wood & Prod.	Foods	Metals	Misc.	Total Employment	Total Employment
Banks	980	61	20	8	7	5	-	235
Dawson	351	34	30	12	12	12	-	92
Forsyth	1,347	20	13	39	19	9	-	413
Franklin	1,833	66	14	3	11	6	-	285
Habersham	2,712	58	20	6	3	13	-	401
Hall	6,891	46	5	28	10	11	20	1,338
Lumpkin	516	62	22	9	3	4	9	159
Rabun	745	75	17	1	4	3	4	226
Stephens	3,062	44	26	3	16	11	-	407
Towns	105	17	53	4	22	4	-	168
Union	358	34	53	3	8	2	40	117
White	989	38	31	6	2	23	8	177
Area	19,929	49	16	15	9	11	81	4,018
State	364,621	38	16	12	12	22	5,429	86,557

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 85.

Presentation adapted from above source.

Appendix C-7

PERCENTAGE DISTRIBUTION OF EMPLOYMENT AMONG SERVICE INDUSTRIES, 1960

County	Wholesale	Retail	Finance, Ins., Real Estate, Bus. Service	Repair, Household & Personal Serv.	Hospitals, Education, Public Admin.	Other Services	All Services*
Banks	14	30	4	20	23	8	100
Dawson	8	35	4	15	25	13	100
Forsyth	7	41	7	11	19	15	100
Franklin	6	35	5	23	21	10	100
Habersham	6	33	4	19	20	18	100
Hall	7	30	8	17	21	17	100
Lumpkin	4	21	3	20	40	12	100
Rabun	-	31	3	23	16	27	100
Stephens	3	31	7	25	19	15	100
Towns	2	28	3	12	39	16	100
Union	5	35	1	16	39	4	100
White	6	29	4	21	20	20	100
Area	6	31	6	19	22	16	100
State	6	26	8	21	22	17	100

* May not add to 100% because of rounding.

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 85.

Presentation adapted from above source.

APPENDIX D

INCOME STATISTICS

Appendix D

INCOME, 1960

County	Males With Incomes: Per Cent Earning less than $2,000 yearly	Males With Incomes: Per Cent Earning more than $4,000 yearly	Families With Incomes: Per Cent Earning less than $2,000 yearly	Families With Incomes: Per Cent Earning more than $4,000 yearly	Median Family Income: 1960	Median Family Income: Adjusted Per Cent Increase 1950-1960 (1947-1949=100)	Per Capita Income 1960
Banks	58	10	29	37	3,237	205	1,002
Dawson	58	16	45	23	2,267	194	1,203
Forsyth	44	22	30	39	3,334	349	984
Franklin	54	16	35	38	2,917	143	1,035
Habersham	43	21	23	45	3,689	101	1,282
Hall	39	30	21	49	4,027	69	1,499
Lumpkin	59	17	36	34	2,975	111	1,030
Rabun	52	17	31	35	3,102	165	1,113
Stephens	38	24	22	46	3,746	60	1,399
Towns	60	15	44	25	2,292	190	928
Union	65	14	53	24	1,885	77	645
White	53	15	32	37	3,103	216	915
Area	44	22	28	42	--	--	--
State	38	34	23	52	4,208	81	1,610

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 86.

U. S. Census of Population, 1950, General Characteristics, Georgia, Table 45.

Presentation adapted from above sources.

APPENDIX E

EDUCATIONAL LEVELS

Appendix E

EDUCATIONAL LEVELS

County	Per Cent of Population Attending School: Age 6-15	Age 16-17	Age 18-19	Per Cent of Population, Age 25 and Over Which: Did Not Complete Elementary School (8 grades)	Completed High School (12 grades)	Completed College
Banks	98	81	28	59	17	2
Dawson	97	62	28	63	15	2
Forsyth	98	62	8	55	19	2
Franklin	98	74	38	44	16	4
Habersham	94	81	42	46	29	5
Hall	94	69	34	46	26	6
Lumpkin	99	102	40	54	23	8
Rabun	94	90	40	47	25	3
Stephens	95	75	38	44	29	5
Towns	90	91	105	49	26	6
Union	98	71	11	57	17	4
White	67	48	49	60	19	3
Area	94	74	38	49	24	5
State	95	76	38	40	32	6

Source: U. S. Census of Population, 1960, General Social and Economic Characteristics, Georgia, Table 83.

U. S. Census of Population, 1960, General Population Characteristics, Georgia, Table 27.

Presentation adapted from above sources. Percentages may exceed 100 and may be otherwise inflated because non-resident students counted in age group attending school exceeds number in age groups reported as resident.

APPENDIX F

GOVERMENTAL DATA

Appendix F-1

PER CAPITA COUNTY REVENUE AND EXPENDITURES

Revenue Sources

County	Total Revenue	Property Taxes	Inter Governmental	Charges and Miscellaneous
Banks	25.70	8.58	16.74	.36
Dawson	NA	NA	NA	NA
Forsyth	31.06	14.37	16.00	.67
Franklin	21.99	5.12	15.71	1.13
Habersham	18.92	8.51	8.77	1.62
Hall	31.16	19.46	8.64	2.83
Lumpkin	32.19	6.57	25.60	--
Rabun	50.79	17.64	23.62	6.37
Stephens	20.02	12.01	4.61	3.38
Towns	50.43	2.38	43.70	1.73
Union	22.92	5.46	12.78	4.66
White	48.04	6.88	35.39	4.63
All County Governments in Georgia	25.99	14.97	6.74	3.22

Expenditure Items

County	Total Expend.	High-Ways	Wel-fare	Hlth. & Hos-pitalization	Public Safety	Natural Resources	Debt
Banks	23.55	18.40	.63	1.20	-	.75	-
Dawson	NA	NA	NA	NA	NA	NA	NA
Forsyth	25.97	17.34	.50	2.99	.43	.75	1.05
Franklin	22.00	14.91	2.04	.52	.86	.19	11.74
Habersham	19.96	11.24	2.07	1.34	.36	.90	8.65
Hall	30.09	16.97	1.87	1.87	1.48	.48	9.73
Lumpkin	32.41	23.53	2.32	.89	-	.45	-
Rabun	48.06	26.60	4.48	2.91	2.86	.73	5.64
Stephens	18.36	6.01	1.43	1.31	1.24	.44	6.99
Towns	46.04	36.65	2.91	.55	1.20	.15	-
Union	22.86	15.47	1.36	.13	1.52	.16	2.36
White	52.21	40.22	1.88	1.20	1.86	.21	1.80
All County Governments in Georgia	22.73	8.53	1.05	1.57	1.40	.31	23.05

NA - Not Available

Source: U. S. Census of Governments, 1957, Government in Georgia, Vol. XI, No. 9.

Appendix F-2

PER CAPITA REVENUE AND EXPENDITURES: SELECTED MUNICIPALITIES, 1957

City	Total Revenue	Property Taxes	Other Governments	Miscellaneous	Utility
Gainesville	106.24	24.11	5.71	20.12	40.90
Toccoa	120.96	31.37	*	3.68	79.00
Cornelia	48.04	16.55	*	10.97	17.25
Dahlonega	26.88	11.91	*	3.64	12.15
Lavonia	39.97	16.84	*	5.05	12.53
Royston	70.12	15.33	*	8.80	45.59
All Municipal Governments in Georgia	65.80	16.59	3.20	11.99	24.16

EXPENDITURE ITEMS

City	Total	Highways	Education	Public Safety	Sanitation	Parks & Recre.	Utility	Debt
Gainesville	170.91	18.65	11.72	25.42	17.15	9.53	62.87	346.37
Toccoa	122.78	9.15	18.79	10.81	7.75	9.26	57.26	402.32
Cornelia	45.10	10.01	*	9.15	5.58	.97	10.74	73.86
Dahlonega	22.10	4.86	*	6.34	3.68	.63	6.93	*
Lavonia	35.91	7.94	*	6.67	3.37	1.05	8.76	67.30
Royston	68.56	7.50	*	5.78	4.80	1.57	33.66	*
All Municipal Governments in Georgia	69.92	9.70	.73	11.35	7.60	2.50	22.59	139.23

*Not reported

Source: U. S. Census of Governments, 1957, Government in Georgia, Vol. XI, No. 9

Appendix F-3

ASSESSED VALUE OF TAXABLE PROPERTY
(in thousands of dollars)

County	1945	1950	1959	Per Cent Increase Since 1950
Banks	660	909	1,085	19
Dawson	303	477	817	71
Forsyth	7,821	1,831	3,560	94
Franklin	1,449	2,026	2,497	23
Habersham	1,795	3,156	4,111	30
Hall	8,074	14,561	24,450	67
Lumpkin	651	864	1,500	73
Rabun	996	1,586	2,489	56
Stephens	2,068	3,406	7,255	113
Towns	240	505	952	88
Union	452	581	1,008	73
White	406	763	1,771	132

Source: Property Tax Division, Statistical Report of the Department of Revenue of the State of Georgia, 1949 and 1950, 1959 and 1960.

Appendix F-4

COMPARATIVE MILLAGE RATES

County	1950 Millage	1958 Millage	Change	Per Cent Change
Banks	28.5	57	28.5	100
Dawson	15	54	39	260
Forsyth	30	57	27	90
Franklin	20	41	21	105
Habersham	14	40	26	185
Hall	27	58	31	114
Lumpkin	15	55	40	266
Rabun	19	42.25	23.25	122
Stephens	17.5	40	22.5	128
Towns	23	49.75	26.75	116
Union	30.7	59.8	29.1	94
White	28.5	47.25	18.75	65

Source: Property Tax Division, Statistical Report of the Department of Revenue of the State of Georgia, 1949 and 1950, 1959 and 1960.

APPENDIX G

TRANSPORTATION

Appendix G

TRANSPORTATION

Public Conveyance

	Main Line Service	Limited Daily Through Service	Local Service From Atlanta	Weekend Service From Atlanta
Bus Service[1]	Gainesville Cornelia Toccoa	Carnesville Lavonia Royston Homer Clarkesville Clayton	Cumming Dawsonville Dahlonega Cleveland	Blairsville Young Harris Hiawassee

	Main Line Service	Flag Stops
Rail Service[2] (Southern Railroad)	Gainesville Toccoa Cornelia	Flowery Branch Lula

	Connecting Flights
Air Service[3] (South Central Air Line)	Gainesville Toccoa

Rail freight service is available to Flowery Branch, Lula, Gainesville, Baldwin, Cornelia, Toccoa, Lavonia, Royston.

Unlighted turf air strips for private planes are located in Lavonia, Dahlonega, Cleveland and Blairsville.

Truck freight terminals and warehouses are located in Gainesville and Toccoa with common carrier freight service available to most places in the area.

Highways

Through Highways	Connecting	Average Daily (24 hour) Traffic Flow at Selected Points
U.S. 23/123	Atlanta-Greenville, S. C.	Lula 3800, Cornelia 6000, Toccoa 3100
U.S. 441	Florida-Smokey Mountains	Homer 1600, Baldwin 1700, Cornelia 5900, Clarkesville 2500, Clayton 3300
U.S. 129	Georgia-Western North Carolina	Gainesville 6000, Clermont 1600, Cleveland 1400, Junction 129 and 19 800, Blairsville 1900

Appendix G (cont'd)

Through Highways	Connecting	Average Daily (24 hour) Traffic Flow at Selected Points
U.S. 19	Western Florida-Western N.C.	Cumming 3400, Dawsonville 600, Dahlonega 2000, Junction 129 and 19 500, Blairsville 1900
U.S. 76	Wilmington, N.C.-Chattanooga, Tenn.	Clayton 1600, Hiawassee 1900, Blairsville 1500, Junction 76 and State 325 800
Local Highways		
State 60	Gainesville and Dahlonega	Near Gainesville 6000, Dahlonega 1300, low between Gainesville and Dahlonega 1100
State 53	Gainesville and Dawsonville	Gainesville 4200, Dawsonville 1500, low between Gainesville and Dawsonville 1200
State 17/75	Cleveland and Hiawassee	Cleveland 1400, Helen 1200, Hiawassee 1900, low between Cleveland and Hiawassee 600
State 197	Clarkesville and U.S. 76	Clarkesville 1900, Junction with 76 200, low between Clarkesville and U.S. 76 200
State 17	Toccoa and Clarkesville	Toccoa 3000, Clarkesville 2500, low between Toccoa and Clarkesville 800
State 115	Cleveland and Clarkesville	Clarkesville 2100, Cleveland 2400, low between Clarkesville and Cleveland 1100
State 51	U.S. 23 to State 59	Homer 700, low between U.S. 23 and State 59 250
State 106	Toccoa and Carnesville	Near Carnesville 800, Toccoa 4000, low between Toccoa and Carnesville 500

Source: [1]Greyhound Bus System
[2]The official guide of the Railway, 1962
[3]Georgia Department of Industry and Trade, Directory of Airports, 1962.
Georgia State Highway Department, Traffic Flow Map, 1962.

APPENDIX H

KEY TO

SCENIC FEATURES AND RECREATION MAP

Appendix H

KEY TO SCENIC FEATURES AND RECREATION AREAS MAP

Number on Map	Recreation Area	Picnicking	Camping	Swimming	Boating	Horseback Riding	Camp Trailer Parking	Sanitary Facilities	Drinking Water	On Lake	On Stream	Other Information
1	Mulky	x	x				x	x	x		x	
2	Cooper Creek	x	x					x	x			Includes shelter and fishing
3	Woody Gap	x						x	x			Includes hiking trails
4	Dockery Gap	x						x	x			
5	Lake Winfield Scott	x	x	x	x	x	x	x	x	x		Includes shelters, concessions, hiking trails, and rental cabins and fishing
6	DeSoto Falls	x	x				x	x	x		x	Includes hiking trails and fishing
7	Waters Creek	x	x				x	x	x		x	
8	Track Rock	x						x	x			
9	Brasstown Bald	x	x				x	x	x			Includes shelters
10	Endta Glades	x	x					x	x		x	Includes fishing
11	Unicoi Gap	x						x	x			Includes hiking trails
12	Andrews Cove	x	x					x	x		x	Includes hiking trails
13	Annie Ruby Falls	x						x	x		x	Includes hiking trails
14	Tallulah River	x	x				x	x	x		x	Includes hiking trails and fishing
15	Soque River	x	x				x	x	x		x	
16	Warwoman Dell	x						x	x			Includes shelters and hiking trails
17	Lake Raburn	x	x	x	x		x	x	x	x		Includes shelters
18	Panther Creek	x						x	x		x	Includes shelters and hiking trails
19	Cool Springs	x	x				x	x	x			Includes shelters
20	George Washington Carver	x						x	x			Includes shelters and hiking trails
21	Chenocetah	x						x	x			Includes shelters
22	Lake Russell Tra. Camp	x	x	x	x		x	x	x	x		Includes fishing
23	Nancytown Lake	x		x				x	x	x		Includes shelters
24	Fern Springs	x						x	x			Includes shelters and hiking trails
25	Toto Creek	x			x		x	x		x		

Appendix H (cont'd)

Number on Map	Recreation Area	Picnicking	Camping	Swimming	Boating	Horseback Riding	Camp Trailer Parking	Sanitary Facilities	Drinking Water	On Lake	On Stream	Other Information
26	War Hill Park	x	x		x		x	x	x	x		Includes fishing
27	Simpson	x	x		x		x	x	x	x		Includes fishing
28	Little River	x	x		x		x	x	x	x		Includes fishing
29	Charleston						x			x		Primitive camping
30	Mary Alices	x	x	x	x		x	x	x	x		Includes fishing
31	Little School Creek	x			x		x	x	x	x		Includes fishing
32	Dicks Creek	x	x					x				Includes fishing

Sources: Data from the Georgia State Parks Department, the U. S. Forest Service, the Georgia Mountains Association and the Campground Atlas of the United States and Canada, by James Bier and Henry Raup, Alpine Geographical Press, 1963-1964 (Third Edition).

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